
F/YR21/0981/F

**Applicant: Cannon Kirk (UK) Ltd,
Gwyneth Ward & Megan Stacey**

**Agent : Mr Andrew Hodgson
Pegasus Group**

Land North Of, Wenny Estate, Chatteris, Cambridgeshire

Erect 93 x dwellings (4 x 2-storey 5-bed, 25 x 2-storey 4-bed, 40 x 2-storey 3-bed, 20 x 2-storey 2-bed, and 4 x 1-bed flats), with associated garages, parking and landscaping

Officer recommendation: Grant, subject to S106 and conditions.

Reason for Committee: Number of representations received contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The proposed scheme will deliver the first of the expected phases (93 dwellings) of the East Chatteris allocation which cumulatively will provide approximately 350 new homes. The principle of housing growth in this location is, therefore, compliant with policies LP7 and LP10 of the Fenland Local Plan.
- 1.2 This report has weighed the heritage harm identified from the proposal against the public benefits of the scheme which include delivery of an integral phase of an allocated housing site which is expected to deliver needed housing for the district which should be given moderate weight given the proportion of affordable housing being offered (10% of the scheme); the provision of public open space for the reasons set out in this report, is a substantial public benefit that should be given significant weight; as well as the economic and health benefits which should be afforded moderate benefit. Collectively, it is considered that the public benefits of this scheme would outweigh the harm in terms of heritage and the proposal is considered to comply with Paragraph 202 of the NPPF.
- 1.3 By providing a new community with accessible open and green space, in a high-quality environment, with easy access to local services, the scheme will make a valuable contribution to improving the overall health of the local community.
- 1.4 The proposal will make a significant contribution to temporary and permanent employment in the town and district and the economic benefits should be welcomed.
- 1.5 The development has been designed in a heritage led manner in order to address its setting. The development will be positioned away from the listed

buildings in the less sensitive areas of the application site, consistent with the East Chatteris Broad Concept Plan.

- 1.6 The scheme would be attractive of a high quality design and would offer future occupiers a high standard of accommodation, with good internal and external amenity areas, as well as open parkland and a LEAP.
- 1.7 The development achieves the objectives of adopted policy in that it mitigates its impact on biodiversity and it would safeguard ecology and habitat of value, where it is possible.
- 1.8 Transport matters have been fully considered and the proposal would provide safe and adequate access, as well as a good functioning layout. The impact on the wider transport network is also acceptable and adequate parking has been provided to meet the needs of future occupiers. The Highway Authority is satisfied that the proposal would be acceptable with regards to transport.
- 1.9 Fenland Council's Senior Planning Obligations Officer has confirmed that on the basis of the information submitted as part of the viability assessment, the proposal is unviable to provide a 20% contribution towards affordable housing, however the Applicant is prepared to offer a tenure compliant 10% affordable housing contribution which will be secured by legal agreement.
- 1.10 Overall, and on planning balance, the proposal would be considered to meet the Council's aspirations for this allocated site and the proposal would comply with adopted local and national planning policies.

2 SITE DESCRIPTION

- 2.1. The application site is situated North and East of Wenny Road, Chatteris. The site has an existing vehicular access point onto Wenny Road approximately 20m north of the junction with Wenny Estate and entrance to the Reception Building for Cromwell Community College.
- 2.2. The application site known as Wenny Meadow comprises predominantly open pasture/meadow totalling 8.5ha in area with little topographical variation. The site benefits from mature natural landscape interspersed by mature trees and vegetation. There is a public right of way (FP: 14) running along the site's eastern boundary down Birch Fen Drove and the land is used informally by local residents for walking.
- 2.3 The site is bound by grazing land to the north and east with the southern boundary of the town found beyond this to the north. To the west of the site is a listed building set within a walled garden and Wenny Road which wraps around to define the site's southern boundary from which the site accesses will be formed; beyond this there is existing residential development. The residential development and road infrastructure which surround the site provide the proposal with a degree of physical and visual containment and mean that the site could be described as the last remaining undeveloped parcel of land within the town's boundary.
- 2.4 There are a number of non-designated heritage assets located within the site boundary, two of these are to be retained and these include a small brick built

structure utilised by the Home Guard and a Spigot Mortar emplacement pedestal located in the south-eastern and the western extent of the site respectively.

- 2.5 In terms of designated heritage assets, there are a number identified within the vicinity of the site including the Grade II Listed Wall to the Manor House and Number 19 Wenny Road located immediately adjacent to the site's western boundary, the Grade II Listed Barn, Stables and Cowhouse to the Manor House as well as the Grade II listed Manor House itself located 15m and 45m west of the site respectively. There is also a Grade II listed Icehouse approximately 55m west of the site and the Grade I listed Church of Saint Peter and Saint Paul 525m north of the site.
- 2.6 The Environment Agency's Flood Map for Planning reveals that the site lies within Flood Zone 1 and the majority of the site is at low risk of flooding from surface water.

3 PROPOSAL

- 3.1 The proposal comprises the erection of 93 x dwellings, with associated garages, parking and landscaping.
- 3.2 The application proposals include 2 vehicular accesses from Wenny Road. These would join Wenny Road approximately 15m West of Cricketers Way and approximately 50m East of the junction with Wenny Estate. The proposal also includes a new cycle pedestrian path through the site which would run roughly east-west and link through to Wenny Road, opposite the entrance to Cromwell Community College.
- 3.3 A detailed site layout has been prepared which sets out the proposed built form of the scheme which has been informed through technical analysis of the site, the BCP and pre-application discussions.
- 3.4 The road layout proposed would provide a vehicular link to the North to connect to surrounding allocated BCP land which has yet to come forward. There is also a pedestrian link to the existing Public Right of Way which is situated to the North of the site.
- 3.5 The Design and Access Statement explains the rationale behind the scheme's layout, public open space, play space, surface water attenuation features, pumping station and site access points.
- 3.6 The Design and Access Statement explains that key factors in developing the layout include consideration of the following:
- Existing trees and hedgerows to be retained as an integral part of the development proposals where possible, with compensatory planting provided where it is necessary to remove vegetation (i.e. site access);
 - Surface water flood risk identified along the eastern boundary of the site;
 - Archaeologically protected area in the western portion of the site to ensure the preservation of earthworks (remains of ridge and furrow cultivation);
 - Future development of the further phases of the East Chatteris allocation.

- 3.7 The proposal seeks to protect the eastern section of the application site as open space for the public and this would safeguard it for the local community. It would also protect its archaeological and community significance.
- 3.8 The proposed layout follows closely what has been approved within the BCP and the built development has been positioned towards the East of the site.
- 3.9 The road arrangement comprises a primary tree lined street which wraps around the main area to be developed and is intersected by secondary streets and private drives that provide an appropriate hierarchy of road and street types for this scale of development. There are also smaller cul de sacs with more tightly positioned buildings located deeper into the development that are screened by larger building types that benefit from larger private gardens around them. The proposal follows an appropriate building hierarchy and pattern of development for this scale of proposal and its location.
- 3.10 A primary tree lined street also delineates the built area to be developed from that of the new public open space which is being created on the eastern half of the site. The trees positioned along this new road would also soften the built development when viewed from the public space being created.
- 3.11 As well as the development being positioned in the northeast of the site, the proposal would be set back from all boundaries of the site which have trees and hedging that will be retained as part of this proposal.
- 3.12 SuDs attenuation measures including 3 basins/ponds and a cellular storage crate are proposed on the peripheries of the site, to the southeast, east, and northeast, which will provide relief to the existing boundary hedging and trees. These locations are also less sensitive with regards to archaeology.
- 3.13 A LEAP has been positioned centrally and conveniently to the main vehicular entrance to the site. This area of accessible open space will provide communal local play space and also provide emergency flood storage in the event of it being needed, to further protect against the risk of flooding. The LEAP benefits from natural surveillance from properties proposed around it and given its position, would be overlooked by passers by entering and leaving the estate. The position and arrangement of buildings and road around the LEAP and associated open space, would give a type of village green appearance at this key entrance to the development.
- 3.14 The application is accompanied by the following reports:
- Archaeological Report
 - Air Quality Assessment
 - Health Impact Assessment (V2)
 - Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (revision A)
 - Existing Tree Plan (Rev A)
 - Proposed Tree Plan (Rev A)
 - Building Heights Plan (Rev C)
 - Key Frontages Plan (Rev C)
 - Parking Strategy Plan (Rev C)
 - Refuse Strategy Plan (Rev C)
 - Boundary Treatments Layout Plan (Rev C)
 - Indicative Materials Plan (Rev C)

- Proposed Streetscene (Rev B)
- Street Hierarchy Plan (Rev B)
- Application Form
- Badger Survey (1.0) – Confidential
- Biodiversity checklist
- Viability Assessment
- HCA DAT 10 Spreadsheet
- HCA DAT 20 Spreadsheet
- HCA DAT 25 Spreadsheet
- Location Plan (Rev B)
- House Type Pack Explanatory Note
- Site Longsections
- Longsection Locations Plan
- Gaul Road Offsetting Site – Biodiversity- Enhancement and Management Plan (BEMP) & Biodiversity Net Gain Assessment (Rev V2.2)
- Ecological Management Plan (EMP) (V2.2)
- Biodiversity Net Gain Report (V2)
- Proposed Crossing Facility (Rev P06)
- Landscape Masterplan (Rev C)
- Detailed PO2 Landscape Proposals (Rev C)
- Landscape Statement (Rev C)
- Detailed Soft On-Plot Landscape Proposals Sheet 1-3 (Rev B)

4 SITE PLANNING HISTORY

Application Reference	Description	Status	Date
F/0949/89/F	Erection of 69 houses comprising of 24 x 1 bed, 25 x 2 bed & 20 x 3 bed, 18 garages and 112 parking spaces (Phase 1)	Application withdrawn	09/10/89
F/YR10/0022/SC	Screening Opinion – Residential (up to 600 dwellings) with associated landscaping, open space and infrastructure.	Further details required	09/03/10
F/YR16/0093/SC	Screening Opinion – Residential development (350 dwellings max) with associated landscaping, open space and infrastructure	Granted	21/03/16
F/YR21/0606/TRTPO	Works to an oak tree, fell 14 Elm trees and trim overhanging branches to boundary of various trees within Group 1 covered by TPO 1/1967.	Pending consideration	N/A

5 CONSULTATIONS

5.1 Anglian Water

08/09/2021

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Chatteris-Nightlayer Fen Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

Development may lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. In order to make an accurate network capacity assessment, we require a foul strategy showing the proposed pump discharge rate. We therefore request a condition an on-site drainage strategy. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption

should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

4.5 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.

<https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems/>

Section 5 - Suggested Planning Conditions

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

Used Water Sewerage Network (Section 3)

We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:

- Development size*
- Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)*
- Connecting manhole discharge location (No connections can be made into a public rising main)*
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)*
- Feasible mitigation strategy in agreement with Anglian Water (if required)*

5.2 Arboricultural Officer (FDC)

08/11/2021

The application is for the construction of 93 dwellings with associated garages, parking and landscaping.

The applicant has submitted an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) relating to the trees to be retained on site.

The AIA is a fair representation of the trees on site although an argument could be made for the landscape value of several to be raised to category A due to their prominence/visibility and historic context; the site is particularly visible and of high landscape value viewed from the A142 Isle of Ely Way. An aerial view of the site clearly highlights its unique nature within Chatteris.

The proposed development appears to retain much of the tree cover with removals required in the boundary vegetation for site access along the Wenny Road frontage. This is mainly through young/semi-mature Elm, Oak, Field Maple, Ash and Horse Chestnut, and it is noted that a number of dead Elm were removed under TPO application F/YR21/0606/TRTPO. However, with reference to the AIA, trees within group G003 (Oak sp.) will also be removed, whilst the numbers are low, this is an important linear landscape feature comprising trees of generally long-term potential.

Further works are proposed within boundary groups for arboricultural reasons i.e. the removal of dead/dying trees or removal of defects.

The direct damage on the tree population from tree losses is low, however, a number of the trees have defects that are important to wildlife e.g. cavities, deadwood, decay.

These characteristics are particularly important for invertebrates dependant on dead/decaying wood (saproxylic). The applicants own invertebrate survey of 2015 notes that the populations of saproxylic invertebrates is important and with further surveying is likely to reach the threshold for regional significance (Cambridge Ecology Invertebrate Survey Report 2015 section 4.8.). The report further notes that the False scorpion was present on a number of old Oaks and is rare both locally and nationally. The report further emphasises (sections 4.11 & 4.12) the importance of this class of fauna and that it represents a long and continuous history of the necessary habitat for such fauna and is mainly associated with the mature Oaks.

The proposed development, whilst retaining many of the trees, opens up the site and allows easy access to the trees, therefore deadwood, broken branches in the crown, structural defects (split branches etc) then become a potential hazard requiring management to prevent possible injury to future residents. In effect, the existing conditions of the trees that make them suitable for supporting important invertebrates, are removed likely leading to a significant change in the levels of population of those species or even total loss.

Where retained trees are close to proposed buildings there is often a pressure from future residents to prune the trees due to a fear of failure of part, or all of the tree or for reasons of shading.

The site gets seasonally very wet with saturated fields and this is likely to be significantly influenced by covering the site in hardstanding that may change ground water levels. Such changes may have an impact on the existing vegetation leading to a decline.

5.3 Cambridgeshire Constabulary (Designing Out Crime Officer)

13/04/2022

Thank you for the opportunity to comment on this application. I have viewed the revised documents in relation to crime, disorder and the fear of crime. I note my previous comments which still stand and have no further comment in relation to the revised documents at this time.

03/09/2021

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems covering the Wenneye Ward for the last 12 months. I would consider this to be an area of low risk to the vulnerability to crime at present.

This generally appears to be an acceptable layout in relation to crime prevention and the fear of crime providing reasonable levels of natural surveillance from neighbour's properties with many of the homes facing each other and overlooking open space areas and the LEAP, which should encourage some level of territoriality amongst residents. Pedestrian and vehicle routes are aligned together and overlooked suggesting that pedestrian safety has been considered. Most of the vehicle parking is in-curtilage between and to the sides of properties and in garages. The majority of the homes have back to back protected rear gardens which reduces the risk and vulnerability to crime and have been provided with the potential for some defensible space to their front.

There is some mention of security and crime prevention in the Design and Access statement – Page 6 mentions NPPF Para127 (f) Good Design – developments should – create places that are safe, Inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience. Page 47 mentions that the design proposals for the site are based on an understanding of best practice guidance and reference to relevant documents, including Safer Places: The Planning System and Secured by Design New Homes guidance.

It is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for residents and visitors.

While it would appear that some measures have been considered. I do however have the following comments:

- *Footpaths to the side/rear of terraced homes – there are a number of terraced blocks (3 and 4 homes in each) within the development. While it would be preferable to see storage for bins and cycles to the front, if this cannot be achieved and footpaths are necessary for access to the rear gardens they should be gated as close as possible to the front building line, shared gates should be fitted with self-closers, private gates fitted with self-closers and lockable from both sides. This should include those properties with alleys either between them or to the side giving access to rear gardens, in particular the maisonettes.*
- *There are some parking spaces to the front of properties – not in-curtilage – generally relating to the terraced properties, which may appear to dominate the street scene. If these spaces are softened with planting and trees then a landscaping maintenance and management plan will be necessary. Ground planting and hedging should be kept to a minimum of 1 – 1.2m high and tree crowns raised to 2m to ensure sufficient surveillance across the parking spaces and possible conflict with lighting.*
- *It would be good to see an external lighting plan (adoptable and private) including calculations and lux levels when available. For the safety of people and their property our recommendation is that all adopted and un-adopted roads, private and shared drives and parking areas should be lit by columns to BS5489:1 2020. Bollard lighting is only appropriate for wayfinding and should not be used as a primary lighting source for any roads or parking areas, where they are also prone to damage. Care should be taken in relation to the location of lighting columns with the entry method for the majority of dwelling burglary being via rear gardens. Lighting columns located next to rear/side garden walls and fences with little surveillance from other properties can be used as a climbing aid to gain entry to the rear gardens. Home*

security lights both front and rear should be dusk to dawn bulkhead LED lights.

- *Will any lighting be proposed for foot/cycle paths across open space?*
- *It would be good to see what provision there will be for cycle security.*

Our office would be happy to discuss Secured by Design, which I believe could be achieved with consultation and measures to reduce the risk to vulnerability to crime.

5.4 Campaign to Protect Rural England

19/10/2021

CPRE Cambridgeshire & Peterborough objects strongly to this application for the reasons given below.

1. Greenspace

Wenny Meadow is clearly a much-loved local green space. It is well used by local residents and is somewhere safe where adults and children can appreciate nature and, in particular, the mature trees on the site.

The importance of greenspace on human physical and mental health is well recognised, and a landmark study by the WHO in 2016, confirmed this (WHO “Urban green spaces and health – A review of evidence”, 2016).

CPRE Cambridgeshire & Peterborough has produced local evidence on the topic (CPRE Cambridgeshire “Green Spaces Matter, Really, Really Matter”, Nov 2018), copy attached. Consequently, we consider that a multi-functional green space strategy integrating wellbeing, nature and climate should be in place and should carry substantial weight in decision-making about proposed developments.

Due to the ongoing pandemic many people remain working from home. For some this is temporary. However, it is becoming clear that for a significant proportion of working people this situation will either become permanent or part of flexible working arrangements. For many this has made and will continue to make access to greenspace during work breaks and at weekends even more important to their physical and mental health than it has been previously.

Publicly accessible greenspace is already under pressure in Chatteris, because of there has been a population increase in recent years of near 20%.

The addition of further housing, much of it likely to be inhabited by people employed outside of Chatteris will further increase the requirement for access to greenspace. This additional demand cannot be satisfied and will just add to the pressure on the reduced area that will remain.

We note that Natural England appear to agree with our assessment that the proposed development will adversely affect an existing area of locally important natural greenspace. It will cause negative effects on people’s health and well-being and causing any remaining natural habitat to be subject to the increased recreational pressure associated with the new dwellings.

During the recent Local Plan consultation, CPRE drew the Council's attention to their partnership with Natural Cambridgeshire. We highlighted the announced "ambition" of Natural Ms. Alison Hoffman Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ By email to: planning@fenland.gov.uk 19 Oct 2021 Our Ref: 2021/10/19/ AJ Cont'd... Page 2 of 4 Cambridgeshire, supported by the Combined Authority, to "double nature" in Cambridgeshire. At that time Natural Cambridgeshire had been successful in obtaining £700K of funding to secure the future of Cambridgeshire's parks and green spaces and we suggested that some of this funding may have been available to help secure the future of Wenny Meadow. CPRE are disappointed that this suggestion appears not to have been followed up.

2. Landscape

The proposed site is set immediately between the existing built up area of Chatteris, Wenny Road and the A142 main link road. It is one of the few remaining areas of greenspace between the town and the A142 by-pass. Chatteris is effectively bounded on 3 sides by the A142 and A141 link roads. The land beyond the two link roads and to the east and south of the town is primarily intensively farmed agricultural land, with little public access apart from recognised droves and footpaths. It is flat and relatively featureless being drained fen which surrounds the small isle that gave rise to Chatteris.

In contrast, Wenny Meadow with its mature grassland and trees provides an exciting and interesting landscape which because of Chatteris' situation, makes a major contribution to variety in the landscape. This should be valued.

As pointed out previously to the council, Chatteris lies within the "Fens biosphere", a wide area for which UNESCO designation is being sought by Cambridgeshire ACRE. It is CPRE's opinion that retention of an area of varied landscape which is also an important wildlife site like Wenny Meadow may help the case for the biosphere designation. Another modern housing estate certainly will not.

3. Ecology

CPRE notes and fully supports the comments of Natural England, the BCN Wildlife Trust and the local authority Wildlife Officer.

CPRE is very concerned that all agree that the proposed scheme will have an adverse impact on the species-rich, semi-improved grassland and engender a biodiversity net loss.

No doubt the mature trees on the site within the grassland are also rich in wildlife and are significant in providing a haven and a focal point for many species. They could easily be damaged by disturbance around them and changes in the water table, as has been seen elsewhere in Cambridgeshire, and we would urge that they are not put at risk by the acceptance of this proposal.

4. *Effect upon Surface Water*

The additional housing and infrastructure will increase water run-off, especially at times of intense rainfall and prolonged winter rainfall, both of which are becoming more frequent as a consequence of climate change. Globally, what were considered 1:100 and 1:1000 probability events are becoming more frequent.

The applicant states in his Planning Statement: "The proposed drainage strategy is based on sustainable urban drainage principles incorporating a main attenuation basin, swales and below ground storage crates. Surface water runoff from the proposals will then be discharged to the boundary ditch at the mean annual greenfield rate for the site (0.6 l/s/ha). The proposed surface water management scheme provides sufficient on-site storage to manage the 1 in 100 annual probability storm plus 40% climate change allowance."

Chatteris is bordered by three Internal Drainage Boards (IDB); Sutton & Mepal IDB, Nightlayers IDB and Warboys Somersham & Pidley IDB all of which share their administration with the Middle Level Commissioners. CPRE can find no evidence that any of the individual IDBs or the Middle Cont'd... Page 3 of 4 Level Commissioners have been consulted about the adequacy of these proposals for attenuation or the potential effects of run-off into their areas, if any.

CPRE notes that Cambridgeshire County Council as the Lead Local Flood Authority has objected to this proposal and advised that Nightlayers IDB should be consulted.

CPRE is very concerned that the main attenuation basin and swales could form a significant drowning hazard, particularly to toddlers and small children. This hazard will be exacerbated if these installations become regarded as recreation areas.

5. *Historical Significance*

The Manor House, a Grade II listed building created in the late-18th century as a private residence, is important to the history of Chatteris. The parkland around the house was created by the middle of the 19th century and such parkland and trees of this maturity are rare in the Fenland landscape.

The site is of national importance, being significant enough to merit a listing, with its icehouse, in Parks and Gardens.

<https://www.parksandgardens.org/places/manor-house-chatteris>. In addition to the 19th century parkland, there is evidence of medieval "ridge and furrow" earthworks on the site. It is proposed that these will be retained. However, part of their historical importance is their proximity to the parkland which will be lost.

We are surprised that this whole area is not designated as a Conservation Area.

6. *National Planning Policy*

CPRE requested that this site not be included in the Emerging Local Plan (Letter 8th March 2020 refers), despite it being included in the 2014 Plan.

It is our view, supported by that of Natural England, that the current proposal appears contrary to national planning policy guidance.

Paragraph 99, referenced by Natural England, and paragraph 100 of the National Planning Policy Framework (NPPF) state:

“99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”

“100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.”*

Wenny Meadow appears to meet all the criteria for Local Green Space designation as has been requested by residents and CPRE during the Local Plan consultation.

Paragraph 174 of the NPPF, also referenced by Natural England, states:

“174. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁵⁶; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁵⁷; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*

Clearly, based upon the assessments provided by the BCN Wildlife Trust and the Wildlife Officer, the current proposal and the Local Plan are not consistent with this policy.

Conclusions

CPRE considers that this proposal represents an unacceptable loss of accessible green space within Chatteris which will have a seriously negative effect upon the well-being of the community.

CPRE is concerned that the full effects of changed working practices following the pandemic have not been considered in this proposal and questions whether the health and climate change implications of the additional commuting that this proposal may engender have been considered by the applicant.

CPRE considers there are serious landscape concerns arising from this proposal and is particularly worried by the effect upon residents wishing to enjoy the countryside and wildlife.

CPRE is concerned by the effect of this proposal on a site of historical significance within the town of Chatteris.

CPRE is concerned that evaluation of the effect of this proposal on local ecology and protected species indicates a significant negative impact and biodiversity net loss.

CPRE is concerned that surface water management proposals may be inadequate, be potentially dangerous to children and that the relevant Internal Drainage Board and their advisers have not been consulted.

CPRE and others consider that this proposal is not consistent with national planning policy as expressed in the National Planning Policy Framework.

CPRE requests refusal of this application.

Please note that our submission is in respect of the proposed development. While we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

5.5 Chatteris Town Council

23/11/2022

Chatteris Town Council does not support the revised proposals. It is totally unacceptable to off-set the biodiversity loss by transferring the compensation and enhancement 10 miles out of Chatteris when there is plenty of land which could be used to compensate for the loss of biodiversity within Chatteris.

06/04/2022

Fully Support and welcome addition of crossing

15/09/2021

Chatteris Town Council wishes to submit the following addendum to its previous recommendation on planning application F/YR21/0981/F:

'A substantial S106 contribution based on the £186.000, not the lower quoted figure would be a very much welcome benefit for the people of Chatteris'

08/09/2021

Fully support the application, happy with the design of the houses. Look forward to the payment of Section 106 funds being honoured so the money can be used for the benefit of Chatteris residents. Instead of supplying play equipment would prefer to see funds spent on enhancing the nearby Wenny Recreation Ground play area as local councils not prepared to take responsibility for further play areas in the town. Would like to see the inclusion of swift bricks in houses.

5.6 Conservation Officer (FDC)

20/06/2022

Thank you for the recent re-consultation on this application. The new information submitted does not relate to its impact on the historic significances of the meadow and does not change my original, principal objection. I therefore have no additional comments to add at this time.

14/04/2022

No new information has been submitted with regards to the heritage significances of the meadow, or the impact of the development on these significances and those of the listed manor house.

I therefore have no further comments to add beyond those dated 12th October 2021.

12/10/2021

- 1. This application seeks permission to develop 93 houses on Wenny Meadow formerly known as Manor Park. This is a first phase of an overall scheme which will see 350 houses built on the wider area. The park forms the historic setting of Wenny Manor, grade II listed, and its associated outbuildings, including the barn, stables and cowhouse, icehouse and boundary wall, all listed on 22nd March 1983. The park also forms some of the wider setting of Chatteris Conservation Area, is covered by a Tree Preservation Order Area and is considered as an asset of local importance in its own right. In that regard:*
- 2. Consideration is given to the impact of the proposal on the architectural and historic interests of a listed building with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S66 Planning (Listed Buildings and Conservation Areas) Act 1990.*
- 3. Consideration is given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.*

4. *Comments are made with due regard to Section 16 of the National Planning Policy Framework, 2021, specifically, paragraphs 8, 12, 195, 197, 199, 200, 202 and 203, local policies LP16a and LP18. The following comments are made:*
5. *Due regard is given to relevant planning history and associated matters. A recent Tree Protection Order application has been granted for works to an Oak, an Ash and to fell 14 dead Elm trees, as well as trim the boundary trees, under F/YR21/0606/TRTPO; The current local (2014) identifies the meadow as a strategic allocation site, having first been identified as such in 1993. It is also to be noted that Chatteris has achieved its housing target needs through extant planning permissions, notably the Tithe Development (F/YR10/0804/O), land at Womb Farm (F/YR19/0834/O) (both rural sites, but neither of which are publicly accessible) and various other sites and allocations, and this raises a material consideration in the level of impact this scheme may have.*
6. *A heritage statement has been submitted with the application. The information is sufficient to comply with paragraph 194 of the NPPF and policy LP18 of the 2014 local plan, though it states that the outbuildings have been converted to residential use, whereas in fact they retain ancillary functions to the main dwelling. Though the level of information within the statement complies with paragraph 194 it fails to adequately understand the contribution of the asset made by the setting, and therefore does not understand the potential impact of the proposal on the assets significance. Thereby, further evidence and expertise is noted (ref, A Landscape History of Wenny Road Meadow (Chatteris) - Dr Sarah Spooner, UEA - YouTube and her submitted objection) according to paragraph 195 of the NPPF and the following comments are made:*
7. *This application is objected to:*
 - i. *MANOR HOUSE: The land which is the subject of this application is that now known as Wenny Meadow, but was previously known as Manor Park, having been historically associated with, and still forming the setting of the grade II listed Wenny Manor and associated outbuildings, though the ownership is now severed.*
 - ii. *In a talk to Chatteris Civic Society on 12th October 2018 (available on YouTube) and further reiterated by her letter of public objection to this application Dr Sarah Spooner, Professor of Landscape History at the University of East Anglia, describes the Meadow as a Landscape Park of the late 18th or early 19th century.*
 - iii. *The park was created by William and Jane Dunn-Gardner in the 1840s who owned the Manor House and created from land first enclosed in the 1820s. Indeed, the tree belts surrounding the meadow line up with the pre-enclosure field boundaries (presumably hedgerows) shown in the c1820 Parliamentary Enclosures map, preserving the boundaries of these historic pieces of agricultural land. This enclosure also ensured the survival of a rare fragment of medieval ridge and furrow ploughed land. This survival is particularly significant, as though relatively common elsewhere, it is extremely rare in Fenland.*

- iv. *The planting of specimen deciduous trees throughout the meadow, with shelterbelts of trees around the perimeter, is highly consistent with the fashion of the time and is a clear imitation of the leading landscape designers Capability Brown and Humphrey Repton and although a named designer could not be identified, the influence was unmistakable. This style was typical of a Georgian Landscape Park attached to a Manor House. The creation and style of park was reflective of local wealthy landowners wishing to replicate the styles and fashions of those with grander estates across the country.*
- v. *Dr Spooner specialises in the research of smaller designed landscapes on the fringes of urban centers. The Manor Park in Chatteris, is one such park. Due to her level of expertise, it is worth quoting Dr Spooner in full:*

What makes this park important is its size, and the social level of its owners when it was created. Designed landscapes of this date and size are comparatively rare in this part of the Fens, and indeed are increasingly rare elsewhere. The smaller size of parks of this nature, especially on the fringes of urban areas, mean that they were vulnerable to landscape change in the later 19th and 20th centuries. Wenny Meadow is a wonderful survival of an early 19th -century landscape park, with its manorial complex on one side. Although the working areas of the estate have now been developed for housing, the bulk of the park remains intact, in good condition and is now a landscape of significant biodiversity. This is a cultural and aesthetic asset of high significance, a landscape designed in the Regency period with very few later changes to its structure and appearance. It reflects the importance of local landowners in creating such landscapes, their interest in agricultural innovation during the Napoleonic War period and their social standing in their communities.

The Heritage Statement makes a number of statements about the views and intervisibility of the park and Manor House with which I disagree, and which appear based on a general lack of understanding of the nature of parkland landscapes in the early 19th century. The Heritage Statement makes the case that the lack of a ha-ha, or 'planting to focus the view' suggests that there was not a strong visual relationship between the Manor House and the surrounding parkland. This is simply not correct – the planting within the park was, and is, of a naturalistic design common to designed landscapes in this period. The planting within the park was subtly designed to enhance the views from the upper floor of the house. There is clear evidence of this from the slight earthwork remains in the park which demonstrate that the deliberate planting of various trees to enhance the views within the area of the proposed development. 'Planting to focus the view', such as linear avenues of trees or similar design features was no longer in fashion when this landscape was created. It is also too small to have had a folly or other garden building, nor would we necessarily expect to find one in a landscape at this scale. Early 19th -century designs of this nature have to be understood from an experiential perspective when examining the views – with designs from this period it is almost impossible to draw a line on a map and state that 'this is the view'.

The Heritage Statement emphasises the existence of the wall between the park and the house, and the existence of the farm buildings to the rear of the house. This is typical of manorial complexes and designed landscapes of this size and date, particularly in the early 19th century when many landowners

were keen to demonstrate their knowledge and experience of current agricultural techniques. However, this does not imply that there are no designed views between the Manor House and the surrounding parkland. The views from the upper floor of the house look out over the pastoral landscape of the park, with its scattered trees which are subtly arranged to enhance the view and guide the eye around the landscape. The house and associated farm buildings are designed to be seen and appreciated from within the area of the park itself – a typical arrangement for this period. I acknowledge that the designed views from the house are subtle, and perhaps easy to misinterpret without expert knowledge and guidance. Indeed, the aim of naturalistic designers in this period was to make it look as though a park had not been designed at all but was simply a pastoral landscape scattered with trees. I would draw your attention to the works of Humphry Repton and other similar designers who worked at this scale, and for similar owners. Repton wrote extensively in his published works of the ways in which smaller parks like this needed greater attention from the designer in order to make them work successfully on the ground. Parks were also designed for walking in and appreciating the views back towards the house. Although there are no current public rights of way across the current meadow, it was clearly used in this way by the private owners of the house, who also allowed members of the local community to use the park for Annual Shows, school picnics and similar activities. Again, this is typical of parks of this nature in the 19th century. The park therefore has a long history of community-based use as an open space. Such designs are typical of the work of many designers in this period, including Repton.

The park also contains archaeological earthworks relating to its development and history as a park, including faint earthworks relating to the location of the trees which were fundamental to its design, and to the historic views to and from the house. These are rare earthworks on a site of this size, their slight nature means that they are particularly vulnerable, and their survival is important in terms of understanding how the park was created and the design deliberately created. These earthworks also highlight the careful creation of the planting that enhances the views from the house. The Heritage Statement does not include a consideration of these earthworks, or their significance in creating the designed views from the house. In addition to its importance as a designed landscape which reflects the history and cultural trends of the late Georgian period, the park also contains the earthworks of medieval ridge and furrow which are highly significant. Parkland landscapes typically preserve earlier archaeological features, including ridge and furrow, deserted medieval settlements, field boundaries and similar earthworks. This is no exception, and the ridge and furrow earthworks are an important archaeological feature. They survive well across the park and are a rare survival in this part of the Fens.

The proposed development will cut across some of the ridges thereby disrupting the centuries-old pattern of furlongs which survive in the current parkland landscape and having a significant negative impact on the archaeology of this historic landscape. The proposed development will have a significant impact on the heritage of this landscape: Significant harm to the setting of the Manor House and associated buildings, by significantly disrupting the historic views associated with these buildings, and the views of the manor house from the parkland itself. The Heritage Statement dismisses the importance of these views, based on an apparent lack of understanding

of early 19th -century design principles. Significant harm to an almost intact parkland landscape of the Regency period, and a smaller designed landscape on the edge of an urban centre. This was once a common type of designed landscape, but it is an increasingly rare survival. Significant harm to the archaeological earthworks within the park, principally the medieval ridge and furrow which will be cut in two by the development without respecting the historic layout of the medieval furlong boundaries, but also the slight earthworks relating to the creation and deliberate planting design within the park. The construction of the roads and the plots within the proposed development also cut across the historic landscape in an unsympathetic way, running against the grain of both the designed landscape and the medieval landscape which underlies this. This is an existing open space of high historical significance, in an urban centre which lacks large areas of green space, and which has relatively poor access to the surrounding countryside in terms of public rights of way. The historic landscape, shaped by centuries of traditional management and lack of development, means that this is now a landscape of significant biodiversity. It's loss to the town would be immeasurable, and the damage to the designed landscape will result in significant harm. As historians we have much to learn from such landscapes about a critical period in England's history"

- vi. To add further to the above statement, it is important to note that the heritage statement submitted with the application writes under point 6.14 that the Manor House is best appreciated from its associated garden plot from where the main façade can be appreciated and where it can be understood as part of a manorial complex seen with its associated outbuildings (again an incorrect reference to residential conversion). However, only the current owners have access to this garden plot, which is predominately to the front and entirely screens the manorial complex of outbuildings. The frontage can be glimpsed by passers-by, due to the positioning of wall, gates and trees. In fact, a far greater understanding of the Manor House and outbuildings as a manorial complex is gained from the rear and within the meadow, where the whole can be appreciated in context.*
- vii. The heritage statement under point 6.17 correctly assesses the setting of the Manor House stating that this includes view towards the asset, where possible, from areas of its formerly associated parkland. This, by definition, includes the whole of the meadow including the site that is proposed for development. It is important to note that an 'in person' experience of the site means that the Manor House and its outbuildings are far more visually prominent than is illustrated by photographs. The extent of meadow can be viewed from the manor house, and vice versa, the manor house and its complex can be viewed from the farthest edge of the meadow.*
- viii. In conclusion, the setting to the listed Manor House and its associated outbuildings is of far greater significance than has been previously understood or identified by the heritage statement. The meadow appears almost entirely unchanged (barring Parkside development around the icehouse) since the 1888 Ordnance Survey (25 inch) map of the area and with strong visual links to the earlier enclosure and maps of the 1820s and its rarity as a relatively small manor park is part of what makes it important and significant. Research is typically based on the big well-known sites, such as Wimpole and Holkham, but those sites are atypical – they are not representative of the mass of manor houses that once existed in smaller*

localities, but which have been lost to pressures of development and so investigating these smaller manor houses and their parklands which survive is becoming more of a priority.

- ix. *CONSERVATION AREA: In addition to forming the immediate setting to the Manor House, it also forms a setting to the Conservation Area, though it falls outside the boundary. Chatteris is a rural market town, surrounded by flat, highly fertile agricultural land with the local economy traditionally (and still predominately) based upon farming.*
- x. *The landscape statement submitted with the application acknowledges under 4.2 that the meadow grassland is relatively rare in the local area yet characteristic of the local landscape and of moderate value. In fact, this particular site is not at all characteristic of the local landscape, which is predominately intensively farmed agricultural land. The landscape assessment does then go on to state under 5.8 and 5.9 that the character of the site is 'atypical of both the surrounding countryside and developed area'. This is because it is a designed parkland landscape associated with a manor house – neither part of the developed town frontage, nor the wider agricultural landscape, but something both stylistically, historically and geographically between the two. The meadow, or park, is born of a period of Enclosure – a national movement and social change and is reflective of the evolution of Chatteris from a medieval linear settlement on high ground to one of a late 19th and 20th century market town. While the development may not have a significant impact on the wider landscape character, it will have a significant impact on this unique pocket of 18th century parkland landscape – the only survival of its kind in Chatteris, if not Fenland.*
- xi. *The fact that this space survives is key to understanding the development of the town from the medieval era through to its Victorian heyday and forms an important landscape and link and historic setting to the conservation area. Even its partial development will significantly erode this setting and the benefit it gives to an understanding of the character, appearance and development of the conservation area.*
- xii. *ASSET OF LOCAL IMPORTANCE: In addition to the historic, aesthetic and archaeological significances outlined above, the site further holds strong communal significance. Local history research details many news reports in the British Newspaper Archive that evidence historic use of the meadow for public events including important annual Gala's from the 1860s with 4000 visitors in attendance, the Chatteris Shire Foal Society annual show, Temperance Society demonstrations, Sports Days and Sunday School picnics, including the Isle of Ely Show as recently as 1954. The meadow was later owned by local farmer Arthur Rickwood CBE (called the 'King of Carrots' by King George VI) who became one of the country's most progressive and well-known farmers. Arthur, as many of the previous owners, allowed the field to be used by the town for sport days and galas. This is evidence of multiple associations with people of note and local communal events, and with all elements of significance taken together, Historic England has acknowledged that Wenny Meadow is of interest for its local history and as an evocation of an English landscape garden and has already been identified for formal assessment and inclusion on a list of locally important heritage assets, which is being developed in partnership with the County Council with funding awarded from MHCLG.*

xiii. *It is within this context that this proposal is considered.*

8. *IMPACT An area of open space is proposed to be retained in the western extent of the site, closest to the Manor House complex as an 'element of the current parkland character to this area of the site'. It would be a token element only, the character of which would be much changed due to its reduction in scale. That true sense of parkland would be wholly lost, and although views to the asset would be retained, these would be greatly foreshortened and views from the asset across the parkland would be wholly changed in character by the introduction of modern housing. The experience of the whole would be irreversibly changed altering the views, sounds, smells and tranquillity of the area, whereas the meadow currently is wholly screened by the shelterbelt of trees, creating a wholly rural and natural outlook, with associated sounds, smells and sense of space and peace. In views from the north edge of the meadow back towards the manor, only one or two modern houses are glimpsed and this in no way should set a precedent for further modern development.*

Indeed, any development would also amount to cumulative harm, due to the visible severance of some of the surrounding parkland where the icehouse survives, in the middle of the development of Parkside which has already reduced the setting of the manor. This proposed development would result in the Manor House being wholly surrounded by modern development. Historic England guidance states that where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting. This proposed development would be an additional negative change and would further detract from the significance of the listed asset and although the proposed development would retain a token element of the meadow, a true sense of the setting of the Manor would be wholly lost.

However, given that setting cannot be considered as an asset in and of itself, the proposed development must, in the terms of the NPPF be considered as less than substantial harm to both the manor and associated listed assets as well as the designated asset of the conservation area– but that harm must arguably be at the high end of the spectrum to the significance of the GII listed Manor House, outbuildings and conservation area, through changes to setting. It is agreed that there is no additional harm to the icehouse or the church arising from the proposed development. In conclusion these proposals result in the irreversible change and destruction of a distinctive, unique and irreplaceable element of a rare designed landscape within Chatteris and Fenland.

9. *Where harm to a designated asset is identified as being less than substantial harm, and where harm is identified to a non-designated heritage asset, this harm should be weighed against the public benefits of the proposal and with regard to the scale of harm or loss and the significance of the non-designated asset.*

It will be viewed that there is public benefit in a development of 93 houses, but this would not be in addition to the public benefit arising from housing developments already approved in Chatteris. Any perceived public benefit of this additional housing must be weighed against the public benefit already encompassed by the existence, access to and community use of the meadow – many accounts of which have been submitted in objection to this application. In addition to this tangible public benefit, there are also the benefits of nature and wildlife, which in turn give rise to intangible public benefits, such as local biodiversity and wellbeing. These public benefits would be lost in addition to the harm caused to the setting and therefore the significance of, the listed manor house.

As a non-designated heritage asset, and asset of local importance, the reduction of the meadow to a small pocket park, will result in a wholesale loss of significance and understanding without any comparable alternative space within the town which has equal levels of historic, archaeological, communal and (designed) landscape significance with ingrained public benefits. There is no additional or comparative public benefit in the proposed housing that could outweigh that level of loss, when there is already housing identified elsewhere in the town.

Should this application be approved, it is not felt proposed materials will benefit the proposal or would result in the development making a positive contribution to the local distinctiveness and character of the area, contrary to policy LP16 d. The approval of materials should therefore be subject to condition.

5.7 Definitive Map Team (CCC)

21/04/2022

Thank you for consulting with the Definitive Map service at the County Council on the above planning application.

Our previous response made on 23/09/2021 remains pertinent.

Public Footpath No. 14, Chatteris runs to the east of the development site. To view the location of the footpath please view our interactive mapping online which can be found at <http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx> .

Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware of the presence of the public footpath, its legal alignment and width. If you require a copy of the Definitive Map & Statement, this can be requested online for a fee at www.cambridgeshire.gov.uk/highwaysearches .

The footpath must remain open and unobstructed at all times. Building materials must not be stored on the Public Right of Way and contractors' vehicles must not be parked on it. Should you need to temporarily close it for safe works, you should apply to the Streetworks Team online at https://www.cambridgeshire.gov.uk/residents/travel-roadsand_parking/roads-and-pathways/highway-licences-and-permits.

Informatives

Should you be minded to grant planning permission then we would also be grateful that the following informatives are included:

- *Public Footpath No. 14, Chatteris must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).*
- *Public Footpath No. 14, Chatteris must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpath without lawful authority)*
- *No alteration to the footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).*
- *Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).*
- *The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).*
- *Members of the public on foot have the dominant right of passage along the public footpath; private vehicular users must 'give way' to them*
- *The Highways Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use. (S41 Highways Act 1980 and S66 Wildlife & Countryside Act 1981). If the surface of the footpath is damaged as a result of increased motorised vehicle usage, the Highways Authority is only liable to maintain it to a footpath standard. Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.*

23/09/2021

Thank you for consulting with the Definitive Map service at the County Council on an application to erect 93 dwellings at land north of Wenny Estate in Chatteris.

Public Footpath No. 14, Chatteris runs to the east of the development site. To view the location of the footpath please view our interactive mapping online which can be found at <http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>.

Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware of the presence of the public footpath, its legal alignment and width. If you require a copy of the Definitive Map & Statement, this can be requested online for a fee at www.cambridgeshire.gov.uk/highwaysearches.

The footpath must remain open and unobstructed at all times. Building materials must not be stored on the Public Right of Way and contractors' vehicles must not be parked on it. Should you need to temporarily close it for safe works, you should apply to the Streetworks Team online at <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits>.

Informatives

Should you be minded to grant planning permission then we would also be grateful that the following informatives are included:

- Public Footpath No. 14, Chatteris must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).*
- Public Footpath No. 14, Chatteris must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpath without lawful authority)*
- No alteration to the footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).*
- Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).*
- The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).*
- Members of the public on foot have the dominant right of passage along the public byway; private vehicular users must 'give way' to them*
- The Highways Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use. (S41 Highways Act 1980 and S66 Wildlife & Countryside Act 1981). If the surface of the footpath is damaged as a result of increased motorised vehicle usage, the Highways Authority is only liable to maintain it to a footpath standard. Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.*

5.8 Education, Library and Strategic S106 Supporting Statement (CCC)

22/09/2021

Introduction

This statement has been prepared to provide a justification for the education mitigation measures necessary to be included within a planning obligation that Cambridgeshire County Council requires in its' role as Local Children's Services Authority, Library Authority and Waste Planning Authority.

Cambridgeshire County Council is currently in the process of preparing S106 guidance in the form of a Planning Obligations Strategy. This document sets out the principle, justification and details for seeking S106 contributions towards education, transport, libraries and lifelong learning and strategic waste provision.

The methodology and approach that the County Council has used to assess and calculate the contributions for this development reflects those which have been used for a number of other developments which have been considered by delegated powers, planning committees and planning appeals. In these instances, the County Council has been successful in demonstrating that the contributions for

these requirements comply with paragraph 56 of the National Planning Policy Framework (NPPF) and Regulation 122 of the CIL Regulations.

Proposal

The proposals for the development will consist of 93 dwellings (4 x 2-storey 5-bed, 25 x 2-storey 4-bed, 40 x 2-storey 3-bed, 12 x 2-storey 2-bed, and 12 x 1-bed flats). The tenure mix (market and affordable home ownership) specified in the planning application has been used to determine the pupil yields. This development will generate 19 Early Years children (12 eligible for free places); 20 primary children and 15 secondary children. The development generates 233 residents.

Existing development

There are a number of other developments proposed in the area and the cumulative impacts of these also need to be considered. Table 2 below sets out planning applications and status that have been taken into consideration in the calculations.

Early Years

The development is expected to generate 19 children of early year's age of which 12 will be eligible for a combination of 15 hour and 30 hour funded places. There are several childcare providers in the Chatteris primary catchment areas with a total capacity of 381 15-hour places.

In August 2020 there were 497 children aged 1-3 living in the local catchment (Cams CHIS Data, 2020). This indicates that there are approximately 279 children eligible for free places across Chatteris. In Summer Term 2021 there were 226 funded children on roll at the settings. This shows that there is a relatively high (81%) take up of funded places.

When including all the new developments a total of 657 15-hour places will be required.

.657 x 15-hour places are more than the current capacity. Therefore, it is necessary to seek contributions to mitigate this development. Early Years Mitigation

It is recommended to seek contributions towards a project to mitigate development.

The Council will meet demand for early years places from new development in the catchment area by providing a new 2FE primary school with 52 early years places. As a new project has not yet been designed and costed, the contribution will be based on the DfE score card costs (new build project), as recommended in the latest DfE guidance. The latest scorecard cost for a new build primary schools is £20,713 per place (1Q2020).

The contribution necessary to mitigate this development is:

- £20,713 x 8 full time places = £165,704

The trigger for payment is: 50% prior to first occupation and 50% prior to 50% occupation of development

The S106 agreement will need to contain a provision for increases in indexation from 1Q2020, this being the date of the above cost to the date the contribution is paid. Primary Education Assessment and Impact

Primary

Chatteris primary schools (Glebelands, Kingsfield and Cromwell Community College primary phase) have a combined PAN of 150, which means the three schools currently have an overall capacity of 1,050 primary pupils. Latest catchment forecasts (Cambridgeshire Research Group, October 2020) indicated there were 864 children 6 aged 4-10 year living in the town compared to 817 on the schools' rolls in January 2021 (School Census, Jan. 2021). The catchment population is forecast to increase to 932 by 2024/25.

There are forecast to be 20 primary aged children generated by this development. There are also several other developments coming forward in and around the town. The approved developments will generate an additional 519 primary school children (see Table 2).

This means that by 2024/25 the total catchment population will be 1,451 (932+519+20) and there will be a deficit of 421 places in capacity within the catchment primary schools.

Therefore, contributions towards the mitigation of this impact will be necessary.

It is recommended to seek contributions towards a project to mitigate development.

The Council will meet demand for primary school places from new development in the catchment area by providing a new 2FE primary school with 52 early years places. As a new project has not yet been designed and costed, the contribution will be based on the DfE score card costs (new build project), as recommended in the latest DfE guidance. The latest scorecard cost for a new build primary school is £20,713 per place (1Q2020).

The contribution necessary to mitigate this development is: • £20,713 x 20 = £414,260

The trigger for payment is: 50% prior to first occupation and 50% prior to 50% occupation of development

The S106 agreement will need to contain provision for increases in indexation from 1Q2020, this being the date of the above cost to the date the contribution is paid.

Secondary

Cromwell Community College is the catchment secondary school for the area. It has a PAN of 240 and this means the school currently has an overall capacity of 1,200 11-15 year-old pupils. In October 2020 there were forecast to be 1,027 children aged 11-15 living in the catchment compared to the 1,139 on the school's

roll in January 2021 (School Census, Jan. 2021). The catchment population is forecast to increase to 1,059 by 2024/25.

There are forecast to be 15 secondary aged children generated by this development. There are also a number of other developments proceeding in and around the area. The approved developments will generate an additional 325 secondary school children.

This means that by 2024/25 the total secondary aged population will be 1,384 and there will be insufficient capacity at Cromwell Community College. Therefore, contributions towards secondary education will be necessary to mitigate the impact of this development. *Secondary Mitigation*

5.26 It is recommended to seek contributions towards a project to mitigate development.

The Council will meet demand for secondary school places from new development in the catchment area by providing additional school places at Cromwell Community College by increasing its capacity by 150 places (1 forms of entry). As a new project has not yet been designed and costed, the contribution will be based on the DfE score card costs (expansion project), as recommended in the latest DfE guidance. The latest scorecard cost for secondary school expansion is £24,013 per place (1Q2020).

The contribution necessary to mitigate this development is:

- £24,013 x 15 = £360,195

The trigger for payment is: 50% prior to first occupation and 50% prior to 50% occupation of development

The S106 agreement will need to contain provision for increases in indexation from 1Q2020, this being the date of the above cost to the date the contribution is paid.

Libraries and Lifelong Learning

Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.

The development will generate 233 new residents (25 new dwellings x 2.5 average household size), with local library provision being provided from March library.

Applying the number of new residents arising from this site the County Council's assessment is that there is not sufficient existing capacity and the number of new residents will put considerable pressure on the library and lifelong learning service in the town. The County Council therefore considers that it is reasonable to seek a contribution towards library and lifelong learning provision and mitigate the impact of the development.

The County Council is seeking a contribution based on a rate of £59 per head of population increase. This figure represents the proportionate cost of mitigating the increased demand through enhanced static library provision (resources and fit

out). The money being used to remodel Chatteris Library to improve infrastructure and meet the demand of new residents, increasing the floor space available to the community and ensuring it is better able to meet the Think Communities Strategy.

Ensuring that the contribution is proportionate to the number of new residents arising demonstrates that it is fairly and reasonably related in scale and kind.

The figure of £59 per head of population increase has been calculated based on information contained within the document Public Libraries, Archives and New Development: A Standard Charge Approach, May 2010.

Therefore, the development would need to pay the following library and lifelong learning contribution:

- *This development would therefore need to contribute £13,747 (£59 per head of population x 233 new residents OR £148 per dwelling).*

6.8 The trigger for the library and lifelong learning payment is:

- *100% prior to occupation of 50% of the dwellings*

The S106 agreement will need to contain provision for increases in indexation from 1Q2019, this being the date of the above cost to the date the contribution is paid.

Monitoring

The Council currently charges a flat fee of £150 per standard s106 agreement for monitoring – higher fees might apply for more complex agreements.

5.9 Environment Agency

07/04/2022

Thank you for your email. We have no further comment to make on this application.

08/09/2021

Thank you for your email. We have reviewed the above application and it is considered that there are no Agency related issues in respect of this application and therefore we have no comment to make.

5.10 Environmental Health Protection (FDC)

23/09/2021

The proposed development includes a full planning application for the development of around 93 dwellings supported by a public open space, play area and landscaping along with associated infrastructure. The application site has been identified as having pastoral or agricultural previous use.

The Environmental Health Team are unlikely to object to the principle of any development where a high quality and sustainable living environment is to be

created. From an environmental health standpoint this will be subject to the satisfactory attention being given towards mitigating against the potential for noise and odour pollution during the development process, satisfactory conclusions being reached that show the site is free from contamination and that such a scheme positively contributes towards improving the health and wellbeing of people in support of sustainable and better ways to live and travel.

This service therefore welcomes the range of information submitted in support of this application that include the following assessments being carried out; Health Impact, Air Quality, Noise Impact and Ground Contamination.

Health Impact

The application states the development proposed will ‘accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements’, this further includes comments that describes how passive solar technology will be used to enhance the energy and environmental performance of dwellings and the orientation of streets in a specific direction to improve solar provision for dwellings and gardens as a result of early morning or late afternoon sun, thus helping to reduce the need for additional heating in the home.

This services supports the recognition given towards achieving thermal and energy efficiency as part of a large residential development. As the precise details of orientation, heating and thermal provision are yet to be finalised, we will welcome this information being submitted to the LPA during the planning stage should permission be granted.

The submitted Health Impact Assessment (HIA) was prepared to examine the potential health effects associated with the proposed residential development. Walking and cycling routeways have been highlighted as offering future residents improved ‘accessibility and permeability via sustainable transport means while also offering connectivity to local facilities and integration with the existing community’. The submitted information further describes how sustainable transport will incorporated into the development with the provision of electric vehicle charging points and support being given towards electric vehicle clubs along with a welcome pack being offered to all new residents containing information and incentives to encourage the use of sustainable transport.

This service welcomes the proposal to offer residents options to encourage the active take-up of sustainable travel and we therefore look forward to receiving further information about this being submitted to the LPA. We also invite the applicant to submit further information on ‘discouraging high emission vehicle use and encouraging the uptake of low emission fuels and technologies’ in support of their commitment to offering sustainable transport in this proposal.

Air Quality

An Air Quality Assessment (AQA) has been completed for the proposed development that considers the potential for air quality impacts associated with the construction and development of the proposed scheme. The AQA concludes the overall significance of potential impacts on air quality are ‘negligible’ and that the development ‘accords with both national and local planning policy’ and accepts that new developments should “identify, manage and mitigate against any existing

or proposed risks from sources of noise, emissions, pollution, contamination, odour and dust.”

The submitted AQA and Dust Management Plan (DMP) has identified potential air quality impacts as a result of fugitive dust emissions arising from development to be undertaken at the proposed site. These were assessed in accordance with the Institute of Air Quality Management (IAQM) methodology and the information submitted states by implementing good practice dust control measures, ‘the residual significance of potential air quality impacts from dust generated by earthworks, construction and track-out activities is likely to be negligible’.

This service welcomes the submitted AQA as it correctly identifies if any sensitive receptor is likely to exist in the vicinity of the application site but it also provides for;

- a stakeholder communications plan*
- person(s) accountable for air quality and dust issues*
- display contact information*
- undertake daily inspections*
- record dust and air quality complaints & undertake appropriate measures to reduce emissions in a timely manner etc.*
- agree dust deposition, dust flux, or real-time PM10 continuous monitoring locations with the Local Authority including baseline monitoring before work commences*
- machinery and dust causing activities to be located away from receptors*
- and other relevant dust control measures*

The Environmental Health Team recognises these measures if implemented as outlined in Table 6.5 of the AQA, the effect from all dust generating activities is likely to be negligible at receptor locations. We therefore welcome this information and agree a construction environmental management plan will therefore be appropriate in these circumstances and we look forward to this being submitted as a condition should planning permission be granted. In the event planning permission is granted we would also support the applicant in identifying suitable air quality monitoring locations to further strengthen this proposal before construction work commences.

Noise

In our earlier consultation under planning ref [21/0047/PREAPP] we advised while there were no concerns this development would adversely impact upon the local climate, a previous noise impact assessment undertaken in 2014 should be updated to reflect the increase in traffic flows over the intervening period and include recommendations of noise mitigation measures.

In order to conform with the desired criteria outlined within BS8223:2014, the submitted Noise Impact Assessment (NIA) has stated the proposed amenity space should be situated so as to be screened from the nearby primary road (A142) by the proposed buildings, through considerate acoustic design, building mass and orientation. Where this is not practicable, the use of boundary fencing has been offered as an alternative to providing additional or alternative noise attenuation, likely to be at ground floor levels, thus reducing the impact of the traffic noise considered to exist at the site.

This service welcomes this approach to address the potential for unwanted noise arising from existing noise sources near to or at the application site along with, the comments found within the NIA which states the site is suitable for residential development provided the specifications for glazing outlined in the submitted information and the recommendations for noise mitigation measures have been implemented. We therefore reiterate a construction environmental management plan will be necessary in these circumstances to address noise mitigation and we look forward to this being submitted should planning permission be granted.

Contamination

The results of an intrusive site investigation for ground contamination states areas of made ground were encountered on site where the chemical analysis test results indicated contaminant concentrations were found beneath levels of concern or need for remedial action. The investigation undertaken by Harrison Group Environmental Ltd concluded there is no significant risk to the identified sensitive receptors at the application site and is suitable for the intended use or occupation by future residents.

During the investigation, elevated levels of ground gases were not recorded and as such, the site is stated to fall within the 'very low risk' category for carbon dioxide and methane.

The Environmental Health Team accept these findings and agrees that ground gas protection measures are unlikely to be required for this proposal but, in the event potentially contaminated soils are discovered during the construction phase, we would advise the developer should inform the LPA of this discovery and agree that any such discovery should be followed with seeking the advice of a specialist before any further work continues. We therefore request that the 'Unsuspected Contaminated Land' condition be imposed should planning permission be granted.

Having addressed environmental impacts associated with noise, air climate, contamination and health and wellbeing, this service has 'No Objections' to the proposed scheme and looks forward to receiving the requested information highlighted above if this proposal is taken forward.

5.11 Fire & Rescue Service

06/09/2021

With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

The position of fire hydrants are generally agreed upon when the Water Authority submits plans to:

*Water & Planning Manager
Community Fire Safety Group
Hinchingbrooke Cottage
Brampton Road Huntingdon
Cambs
PE29 2NA*

Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.

The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the “National Guidance Document on the Provision of Water for Fire Fighting” 3rd Edition, published January 2007.

Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.

If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document.

I trust you feel this is reasonable and apply our request to any consent given.

Should you require any further information or assistance I will be pleased to advise.

5.12 Housing Strategy (FDC)

14/04/2022

Please find my comments below for F/YR21/0981/F - Erect 93 x dwellings (4 x 2 storey 5- bed, 25 x 2-storey 4-bed, 40 x 2-storey 3-bed, 20 x 2-storey 2-bed, and 4 x 1-bed flats), with associated garages, parking and landscaping at Land North Of Wenny Estate Chatteris Cambridgeshire

On developments where 10 or more homes will be provided, the provisions of Policy LP5 of the Fenland Local Plan seeking 25% affordable housing apply.

I understand that a viability assessment has been submitted as part of this planning application and that it has been demonstrated that a provision of 10% affordable housing is viable, along with a S106 contribution of £28,000. This equates to 9 affordable dwellings.

The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. This would equate to the delivery of 6 affordable rented homes and 3 shared ownership in this instance. I am happy to discuss the details of the housing or tenure mix at a later date, if required.

5.13 Lead Local Flood Authority (LLFA) (CCC)

19/05/2022

Thank you for your re-consultation which we received on 1 st April 2022.

We have reviewed the following documents:

- *Flood Risk Assessment, Cannon Consulting, CCE/Q401/FRA-02, June 2021*
- *Surface Water Update Note, Cannon Consulting, 30 March 2022*

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of several combined SuDS features and restricting surface water discharge to QBAR.

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 Flood Risk Assessment prepared by Cannon Consulting (ref: CCE/Q401/FRA-02) dated June 2021, and the agreed Surface Water Update Note, prepared by Cannon Consulting, dated 30 March 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 non_statutory 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.

Condition 3

Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the effective operation of the surface water drainage scheme following construction of the development.

Informatives

OW Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and_waste/watercourse-management/

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

27/09/2021

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

- 1. The British Geological Survey report does not provide a conclusive conclusion on the viability of infiltration at the site, and specifically states it should not be used as an alternative for on-site soakaway testing. Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156 at representative locations and depths across the proposed development site;*
- 2. Significant exceedance flooding is present during the 1% AEP plus climate change storm event. A plan showing the volumes, depths, velocities and extents should be mapped onto a topographical plan of the site (levels on the topographical plan should represent the post-development situation). As the flooding is extensive, the hazard should be considered in line with guidance from CIRIA's Design for Exceedance in Urban Drainage document;*
- 3. While the relevant pollution hazard indices have been identified for the site, the respective pollution mitigation indices for proposed SuDS features have not been quantified. A comparison of the Ciria SuDS hazard indices and mitigation indices should be undertaken to confirm all surface water from all areas receives a suitable level of treatment prior to its discharge from the site;*
- 4. The drainage layout plan should be fully labelled and show details (e.g. pipe numbers, gradients, diameters, locations and manhole details) of every element of the proposed drainage system (including all SuDS, flow controls, pipes, etc).*
- 5. Anglian Water should be consulted to confirm they have sufficient capacity within their receiving sewer and ensure there won't be an increase in flood risk at the site or to third-party receptors resulting from increased foul flows.*

Informatives

Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and_waste/watercourse-management/

While the site doesn't fall within the Nightlayers Internal Drainage Board area, as noted in the Flood Risk Assessment, the surface water runoff from the site will enter IDB maintained systems. We would advise that the IDB is consulted to confirm the proposals won't have an adverse impact upon their maintained systems.

Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not

cause alarm. Signage should not be used as a replacement for appropriate design.

5.14 Natural England

23/11/2022 & 16/07/2022

Natural England has previously commented on this proposal and made comments to the authority in our letter ref - 369706, dated 13 October 2021

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

14/04/2022

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 13 October 2021

The advice provided in our previous response applies equally to this amendment.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

13/10/2021

Whilst the Ecological Appraisal (The Ecology Consultancy, June 2021) suggests that the proposed development triggers Natural England's Impact Risk Zone (IRZ) for the Ouse Washes Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site, the nature and scale of proposed development is unlikely to have any adverse effect on the notified and qualifying features of the internationally designated site. Natural England therefore has no objection in principle to the proposed development.

Notwithstanding the above we fully support the concerns raised by the Wildlife Trust and local authority ecologists regarding the adverse impact of the proposed

scheme on species-rich semi-improved grassland habitat which will result in a biodiversity net loss. The development will also impact an existing area of locally important natural greenspace and any remaining habitat will be subject to increased recreational pressure associated with the new dwellings. Whilst the site is allocated for development in the adopted Fenland Local Plan the current proposed scheme appears contrary to national planning policy guidance to protect existing open space and to minimise impacts and provide measurable net gains for biodiversity, as set out in paragraphs 99 and 174 of the National Planning Policy Framework (NPPF). The protection and enhancement of existing greenspace is particularly important within Fenland district where there is a significant deficit in accessible semi_natural greenspace. Existing open spaces also make a vital contribution towards people's health and wellbeing and help to absorb recreational pressure thus reducing risk to more sensitive sites and habitats.

Our advice is that the applicant should engage with the Wildlife Trust and LPA ecologists to ensure delivery of a scheme that minimises impacts to existing habitats and accessible greenspace, as far as possible, and provides measurable net gains for biodiversity. The scheme should incorporate sufficient extent and quality of accessible natural greenspace to meet the needs of current and future residents.

5.15 NHS Ambulance Service

27/09/2021

1. *Thank you for consulting East of England Ambulance Service NHS Trust (EEAST) on the above planning application.*
2. *Further to a review of the application details the following comments are made in regard to the provision of ambulance services.*
3. *Existing Healthcare including Emergency Ambulance Service Provision Proximate to the Planning Application Site*
- 3.1. *Any new housing development requires assessment of the suitability of existing ambulance station(s) within the locality, with potential to redevelop or extend and in certain instances relocate to a more suitable location. EEAST acknowledges the planning application includes a Health Impact Assessment (HIA), identifying Fenland ranks as the 4th least healthy district in the Eastern Region and around 2,500 people in Fenland in receipt of Carer's Allowance (well above the regional average).*
- 3.2. *The proposed development is highly likely to have an impact on EEAST providing service nationally set response times for accident and emergency services around the geographical area associated with the proposed application site. EEAST does not have capacity to meet the additional growth resulting from this development and cumulative development growth in the area.*
- 3.3. *Non-emergency patient transport services are commissioned by Cambridgeshire and Peterborough CCG to take patients who meet set eligibility criteria from their usual place of residence to hospital for appointments (which may be provided in a hospital, diagnostic hub or primary care setting) in sufficient time for their appointment and then returned to their usual place of residence. As with emergency services, location and siting of PTS sites is important to meet the needs of the population.*
- 3.4. *The proposed development will be likely to have an impact on the NHS funding programme for the delivery of emergency and non-emergency*

healthcare service provision within this area and specifically within the health catchment of the development. EEAST would therefore expect these impacts to be fully assessed and mitigated.

4. Review of Planning Application

- 4.1. The change of use from agricultural to housing will impact on emergency ambulance services.
- 4.2. The HIA did not consider the impact of this development has on both emergency and non_emergency ambulance services. A capital contribution may be required to mitigate the ambulance service impact arising from the proposed development.
- 4.3. EEAST welcomes the ecological mitigation and enhancements plans as these support both physical and mental health and well-being. We would request these improvements include provisions around the drainage ponds. In addition, to prevent localised flooding, EEAST would welcome utilisation and catchment of grey-water and ensuring sufficient green space with alongside residential roads and the potential for community gardens/planting areas.

5. Transport, Design and Access Assessment of Development Impact on Existing Healthcare Provision

- 5.1. EEAST notes in the Transport Assessment, 62 recorded injury accidents in and around the proposed development for the period of 5 years up to 2015 to April 2021, 49 were slight, 10 serious and 3 fatal. EEAST notes the Report states there is no evidence to suggest particular trends and the developers consider the proposed development will not have an adverse impact safety of the surrounding highway network or the local highway network in Chatteris on Wenny Road.
- 5.2. EEAST notes in the Transport Assessment, vehicular access is via 2 site accesses on the northern side of Wenny Road through priority-controlled T-junctions with 5.5m access roads, 6m kerb radii and appropriate visibility requirement for a 30mph road, uncontrolled pedestrian crossing points with dropped kerbs and tactile paving will be provided across the site access roads at the junction with Wenny Road to provide safe pedestrian access across the roads are proposed.
- 5.3. EEAST understand speeds in excess of this are regular seen on both eastbound and westbound along Wenny Road and would request visual road calming measure are instigated to help reduce traffic speed and an increase in the potential number of accidents due to this development.
- 5.4. This development is likely to have an impact on the ambulance service transport provision and EEAST request appropriate revisions and mitigations are considered prior to granting planning permission.

6. Assessment of Development Impact on Existing Healthcare and Ambulance Service Provision

- 6.1. EEAST are in a unique position that intersects health, transport and community safety and does not have capacity to accommodate the additional growth resulting from the proposed development combined with other developments in the vicinity. This development will generate approximately 93 dwellings with circa 214 residents. This development is likely to increase demand upon existing constrained ambulance services and blue light response times.
- 6.2. Table 1 shows the population likely to be generated from the proposed development. The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £20,412.

6.3. *EEAST therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission.*

7. *Conclusion*

7.1. *In its capacity as a healthcare and emergency service EEAST has identified that the development will give rise to a need for additional healthcare provision to mitigate impacts arising from this development and other proposed developments in the local area.*

7.2. *The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth and demand generated by this development.*

7.3. *EEAST look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.*

5.16 NHS CCG

18/10/2021

We have received an e-mail (below) from a member of the public who is concerned around proposed developments in the Chatteris area and has highlighted some developments for which either a) the NHS/CCG have missed the opportunity to request S106 contributions or b) deadlines for consultations are imminent

With specific regards to F/YR21/0981/F this appears to be a 93 dwelling development – and currently George Clare surgery does have capacity to absorb the expected population growth from that development - but as Mr Weetman infers this is phase 1 of a 350 home development, and so the entire 350 homes which will obviously have a much greater impact on the GP Practice.

We therefore need to ensure we can look at the bigger picture and the entire growth proposed rather than looking at each planning application or each individual phase on an individual basis – if we do the latter, we will end up with insufficient capacity at some point but with no Section 106 contributions

5.17 NHS England (East)

27/09/2022

We have reviewed the above development from the planning portal and would advise the proposed development is likely to have an impact on the services of the GP Practice operating within the vicinity of the application George Clare Surgery. This practice supports a patient list size of 12,114 and this development of 93 dwellings would see an increase patient pressure of 223 new residents which would require additional GP/Nurse / (Admin support) workforce to support potential increase in appointments : GP = 0.11 / Nurse = 0.08 and Admin 0.21 with a resulting increase on estate demand of 15.31 sqm net internal area.

A developer contribution will be required to mitigate the impacts of this proposal. CAPICS calculates the level of contribution required, in this instance to be £55,894.38. CAPICS therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission.

In its capacity as the healthcare provider, CAPICS has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development. Assuming the above is considered in conjunction with the current application process, CAPICS would not wish to raise an objection to the proposed development. Otherwise, the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

The terms set out above are those that CAPICS deem appropriate having regard to the formulated needs arising from the development. CAPICS are satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

5.18 Place and Economy Highway Development Management (CCC)

23/05/2022

The below response sets out my comments relating to the most recent iteration of the planning application. These comments are largely advisory and need to be addressed as part of any adoption agreement post planning. There is only a single comment, related to highway safety, which needs addressing at this stage. This comment is highlighted in red.

Site Access & Off-site Mitigation

The site accesses as shown on the drawing 3197-WSP-XX-00-TP-SK-0003b Revision P04 are acceptable. As the accesses are located on the outside of a bend, the applicant should also have demonstrated tangential inter-vehicular visibility splays and forward visibility to a right turning vehicle. However, I am content that both are achievable in any case.

The proposed design of the pedestrian and cycle crossing of Wenny Road, west of the vehicular accesses has been refined based on previous LHA comments and has subsequently been submitted for Stage 1 Road Safety Audit. In the interest of transparency, I recommend that this audit and the applicant response be uploaded to the planning portal. I accept the audit comments and the designer responses but would like to make the following observations:

- The audit references existing utility covers. The cover in question may need to be lowered or re-located at detailed design to align with the new dropped kerb and the corresponding telegraph pole may also need to move so that it is not an obstacle to cyclists.*
- The audit highlights that the 3.7m lane width falls within the 3-4m width which has historically been avoided to minimise the risk of cyclists being pinched between the kerb and an overtaking vehicle (as per TAL 15/99). I do not accept the audit comment that no action is needed due to the revised highway code. But in light of the site-specific circumstances, I do consider a visual narrowing of the carriageway by extending the hatch markings to be a suitable alternative. This can be addressed during the S278 process.*

The 43m visibility at the crossing is the appropriate length in relation to the signed vehicle speed but it is measured from the kerblines and does not include a setback

distance. LTN 1/20 states that a standard bicycle is 1.8m long with cargo bicycles being up to 2.3m long. I therefore recommend that the visibility splay be amended to 1m x 43m. The land which falls within the visibility splay will need to be adopted as highways so that the LHA has the ability to ensure it is maintained free from obstruction in perpetuity.

Layout & Compliance with Broad Concept Plan

It does not form the basis for an objection, but I would like to highlight to the LPA that the cycle proposals do not align with the Broad Concept Plan in so far as a cycle route is not provided within the site between the western boundary and the eastern site access.

If the parcel to the north of this site is brought forward for future development, a 2m footway will be required on the northern side of the connecting carriageway. This should be considered as part of any future submission.

The vehicle tracking supplied to support the site layout is acceptable, but I note that the refuse vehicle used is shorter than those often used for waste collection. I suggest you consult FDC's waste team on this matter.

Where vehicular crossovers pass over the verge prior to joining the carriageway. A small splay should be included to prevent vehicles damaging the verge on turning or from dragging debris into the highway.

Verge which falls within the inter-vehicle visibility splays shown on the drawing 3197- WSP-XX-00-TP-SK-0006_01 P01 will need to be included in the adoptable area, meaning they cannot form part of the swale or include any trees.

2m x 2m pedestrian visibility splays, measured to the back of footway, need to be retained free from at least a height of 0.6m where a private driveway crosses a footway. Such splays need to be retained free in perpetuity (by the relevant plot owner). Failure to provide pedestrian visibility splays may impede on the LHA's ability to adopt any internal roads.

Surface Water Drainage

The LHA do not adopt SUDS (except for pre-cast concrete soakaways) and will only adopt highway which drains to a SUDS system if it is adopted by Anglian Water, the District Council or the Paris Council. If the SUDS are to be adopted by a private management company, highway water must first enter into an Anglian Water sewer system.

Where there is no kerb edge restraint of the carriageway, it may be necessary to adopt a short initial length of verge (marked by highway boundary markers) so that the highway sub-structure can be maintained in the future.

Tree planting is shown within the roadside swale (drawing Q401-PL-SK-320 Revision P03) which is drained by a perforated pipe (infiltration). It is unclear how trees can be planted in such a way which would not compromise the drainage of the highway or would not damage the pipe. The applicant will need to demonstrate during the S38 process that the system is suitably robust and if not, then remove the trees from the swale. I note that this would then not align with the approved landscaping plan. There is therefore risk, that the tree lined swale system will hinder the LHA's ability to adopt roads.

An impermeable barrier will be required between the proposed crate storage and secondary street adjacent to Plot 75.

Adoption

The adoption of proposed highway will be subject to a Section 38 Agreement of the Highway Act 1980 and comments made within this response are done so on a without prejudice basis to any such agreement taking place. In the interest of avoiding any abortive construction works, I strongly advised that should the applicant be granted planning approval, no construction works take place for proposed adoptable highway prior to the applicant entering into a Section 38 Agreement with the Local Highway Authority. Adoption will be considered only where the construction is in line with the technical requirements set out in CCC's Housing Estate Road Construction Specification or otherwise agreed with the authority.

Conclusion

If the applicant is able to address the above comment relating to crossing visibility, then I do not object to the application and recommend the following conditions and informative to any permission granted:

Conditions

Binder Course

Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on P17-1124_11 Revision I.

Construction Facilities

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

Highway Drainage

The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity

Management of Estate Roads

Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Off-Site Highway Works (amended)

The development shall not be occupied/brought into use until all of the works to the Wenny Road crossing, in accordance with drawing 3197-WSP-XX-00-TP-SK-0007 P05 have been completed in accordance with the approved details.

23/05/2022

My comments on the application are as follows. Note that the Transport Assessment (TA) team has been notified of the application and will comment separately.

Site access plan: 3197-WSP-XX-00-TP-SK-0003b REV P01

1. 43m visibility splays are shown for forward visibility splay and at junctions. However, Automatic Traffic Count results for Wenny Road have indicated average and 85th percentile speeds above 30mph (Average 33-35mph; 85th percentile 39-42mph). The proposed visibility splays are therefore not appropriate and no mitigation has been proposed to reduce speeds – TA team to also comment regarding this.
2. Cycleway access onto Wenny Road – visibility may be restricted for cyclists joining Wenny Road / crossing to south west side of Wenny Road. Although some forward visibility is shown on the corner a detailed layout plan should show visibility (both directions) and the extent of landscape removal to provide this.
3. The horizontal alignment (particularly the eastern leg of the cycleway) includes curves. These should be avoided including avoiding the tree protection areas (site plan seems to show some conflicts).
4. Can the cycleway be made straight rather than deviate off line after crossing the western access road as currently shown this is inconvenient for cyclists?

Site Layout plan: P17-1124_11 sheet no:01 REV F

5. Cycle connections are not provided for future development to the north of this site. The proposed east / west alignment towards the south of the site seems limited on desire lines. Why was this selected as a route?
6. On the east side of the western access and the tree lined street road footways are off set from the carriageway edge. Footways should be adjacent to the carriageway and follow their geometry. Highways will not adopt the verges so this avoids creating an island of unadoptable land between two adoptable areas of carriageway and footway. From a safety point of view I am concerned these will be parked on.
7. Likewise the pedestrian link to the north of the site should initially follow the carriageway geometry so the swale is not in between the footway and the carriageway.
8. Visitor spaces are not adoptable by highways and are inconvenient for pedestrians who have sharp changes of direction. This is particularly the case for single spaces. For highway adoption purposes then the visitor spaces should be removed from the scheme.
9. Provide a plan showing junction visibility splays, junction geometry and confirm centre line radius of curves.
10. Western access road – this require traffic calming to achieve a 20mph design speed, such as raised tables where they meet the secondary streets.
11. Can the reverse curve around plot 38/39 be removed?
12. Turning head around plot 75 – the adoptable area is not clear as the footway is non-continuous on this section of the road.

13. *Shared private drive widths are below minimum width of 5m for first 8m. Sealed and drained.*
14. *At plot 1 shared drive - the detail is awkward between shared drive / cycleway and footway.*

Plot comments

15. *Plot widths for parking are not particularly generous where they are shared with neighbours and rear access pedestrian access is needed. Access could be further restricted if a neighbour placed a central fence between the rows of parking spaces.*
16. *Plot 1 – parking is to the rear and there's a risk this will be rejected and parking taking place on the highway.*
17. *Plot 37 – garage is too close to the footway (approx. 4.5m) – minimum forecourt needs to be 5.5m (ideally 6m).*
18. *Plot 38 - garage is too close to the footway (approx. 1.3m) – minimum forecourt needs to be 5.5m (ideally 6m).*

Tracking plan: 3197-WSP-XX-00-TP-SK-003 REV P01

19. *Refuse tracks are consuming opposite side of Wenny Road. Given the speed of traffic as per the speed survey this is a safety concern.*
20. *Left turns in appear tight and there's risk of kerb strikes.*

Tracking plan: WSP-XX-00-TP-SK-0001-01-P02 REV P01

21. *Tracking is showing to track over the cycleway. This is unacceptable and the area needs to be redesigned (also mentioned above).*

Tracking plan: 3197-WSP-XX-00-TP-SK-0001_02 REV P02

22. *Tracking is shown over what appears to be private garden.*

Tracking plan: 3197-WSP-XX-00-TP-SK-0001-03 REV P02

23. *Tracking is shown over what appears to be private garden.*

Regarding the last three comments on the tracking plans, I would point out these are private drives. It would not normally be expected that refuse vehicles will enter private drives. If this is definitely needed then the layout plans will need to be revised.

Tracking plan: 3197-WSP-XX-00-TP-SK-0001-04 REV P02

24. *Tracking is entering private drives and the tracking is not clear around the turning head whether it is tracking over adoptable areas or private land.*

Tracking plan: 3197-WSP-XX-00-TP-SK-0001-05 REV P02

25. *Tracking is over landscaping and vehicle entering private drive. Refer to earlier comments.*

Tracking plan: 3197-WSP-XX-00-TP-SK-0001-07 REV P02

26. *While it might be possible to turn a vehicle around the rear of plot 48 there is a strong possibility of a fence strike. Further tracking information needed*
27. *Refuse tracking plans to be provided over the whole road layout.*
28. *Tracking for a refuse and a car to pass each other on the bend around plot 46.*

Please ask the developer to address the above comments and consult with me again.

5.19 The Ramblers Association

19/09/2021

This comment is submitted on behalf of the Fenland Ramblers Group, who are a statutory consultee on local housing developments.

Prior to my recent site visit I was unfamiliar with the land on which the proposed development is planned. Chatteris is poorly served with PRow and green open spaces, although I note from the definitive map that Chatteris Footpath 32 linking the Wenny Road recreation ground with The Elms, is a recent addition not yet shown on the Ordnance Survey map. This footpath could easily be extended to take in the informal pathways that currently run around the perimeter of the proposed development.

The land in question is bounded by irreplaceable mature trees and hedgerows which add to the amenity value of this parcel of land. Instead of being used for a questionable housing development this land should be developed, along the lines of Little Acre Fen Pocket Park, and it has the advantage of being closer to the town centre.

5.20 S106 Services (FDC)

27/01/2022

I have reviewed the viability submission for Wenny Road, Chatteris, planning reference F/YR21/0981/F.

The proposal is for the construction of 93 dwellings (4 x 2-storey 5-bed, 25 x 2-storey 4-bed, 40 x 2-storey 3-bed, 12 x 2-storey 2-bed, and 12 x 1-bed flats), with associated garages, parking and landscaping at Land North Of Wenny Estate, Chatteris.

In accordance with the Local Plan and CIL Viability Report Consultation - Key Issues Report May 2020 the following obligations are due:

*£2,000 per dwelling S106 contribution
20% on-site Affordable Housing*

The appraisals are based on the residual method of valuation with the output of Residual Land Value (RLV). The RLV is compared to a Benchmark Land Value (BLV) which is assessed by adopting the Existing Use Value (EUV) of the site plus a premium that provides a reasonable incentive for the landowner to bring the land forward for development.

I have benchmarked the inputs contained in the viability appraisal against the Local Plan and CIL Viability Report and accept they are acceptable.

In relation to External Works & Infrastructure costs the LPVA contains a scale of allowances ranging from 5% of build costs for smaller sites and flatted schemes, to 15% for larger greenfield schemes. However, the LPVA recognises that this broad-brush approach is not always practical and that many External Works costs will depend on individual site circumstances and can only properly be estimated

following a detailed assessment of each site, which is in line with the PPG and Harman Guidance. All of the External Works inputs are itemised in the appraisal identifying the actual cost of the items rather than adopting a percentage uplift of build costs.

The proposal for this phase of development will enable the development of future phases. The East Chatteris Broad Concept Plan requires each phase to be developed in a way that enables the development of future phases. I am not aware of a consortium of landowners who could fund the required infrastructure provision for the whole site. The development of this initial phase will therefore incorporate wider infrastructure costs for future phases of development. Infrastructure requirements for future phases should be lower with potentially less impact on future phases viability. Based on the evidence that has been submitted I accept that the proposal can provide a maximum of 10% affordable housing and a S106 cash payment of £28,000 which delivers an acceptable profit level of 17.5% of GDV to the developer.

5.21 Senior Archaeologist (CCC)

20/05/2022

Thank you for consulting us again with regard to the proposed landscaping design and methods for this application site.

I confirm that a meeting was held with the landscape architects last week to discuss sympathetic planting regimes and am pleased to see that the linearity of form of the ridge lines will be retained in the landscape proposals. Shallow tillage to 100mm is planned for the seeding of some of their crests. This is an acceptable landscape design and I can recommend it is approved on archaeological grounds.

To prevent rolling the earthworks flat in the future, there should be some control offered in the site's s106 agreement and the LEMP produced for the scheme should it gain consent.

13/04/2022

Having read the EMP (v.2.1), my concerns remain over the loss of integrity of the linear views along the ridge and furrow earthworks if the planting regime of cross-ridge planting shown in the EMP Map (on EMP page 32) does not change. Could I advise that a more linear/ sinuous planting of wildflower meadow grass mix matches the linear character of the ridges, rather than crossing them. Sowing grasses to accentuate the linearity would also be welcome. This is not to suggest any harsh planting lines but soft, wobbly or interrupted lines here and there to reflect the eroded character of these linear earthworks. The arrangement of the ridge and furrow cultivation was attached in y last email – I recommend that this is used to inform the planting regime.

Also, the EMP doesn't indicate the soil conditioning works to prepare the land for sowing – this is shown in the Detailed POS Landscape Proposals plan, as previously mentioned. If that is not corrected, it will be used by contractors when preparing the ground in this area for earthwork protection. In short the Landscape Plan and EMP need harmonising with each other and the archaeological requirements if the scheme is to be successful in its ambitions.

It might be easier to discuss this with the ecologists and landscape specialists. I am not available until w/c 19th April but will be pleased to discuss this matter further with them.

07/04/2022

Thank you for consulting us with regard to the latest proposals for this development for the construction of 93 dwellings (4 x 2-storey 5-bed, 25 x 2-storey 4-bed, 40 x 2-storey 3-bed, 12 x 2-storey 2-bed, and 12 x 1-bed flats), with associated garages, parking and landscaping.

I have appraised the landscape proposals plan and the landscape masterplan in the Design and Access Statement and consider that the suggested work to develop a new open space is not in keeping with the character of the extant meadow that this office has advised the preservation of. Consequently, I have to register an objection to these.

The soil conditioning work planned to develop amenity grassland is too aggressive and will alter the ridges and furrows of the cultivation earthworks leaving them uninterpretable. I have copied the legend from the Detailed POS Landscape Proposals plan for your reference:

6. AMENITY GRASS

Preparation

- 6.1. Areas to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m². Meadow grass areas will not be fertilised.*
- 6.2. The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil, it shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface*
- 6.3. Grass/turf finish levels will be 25mm above surrounding kerbs, paving and plant bed edges.*

Turf

- 6.4. Turf shall be supplied in accordance with BS3969. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Turfing operations shall be in accordance with BS 4428. Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.*

Seeding

6.5. Grass seed shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m² for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

Initial Cut

6.6. When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All arisings shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing. Long or rough mown grass will be maintained between 50 and 75mm during the first season after sowing.

While I appreciate that ecological zones are developed according to certain principles to satisfy habitat requirements, with reference to the Ecological Management Plan (EMP) - the proposed banks will provide blocking structures within the historic meadow, compartmentalising the characteristic linear arrangement of the ridges and furrows and preventing views along their length. This will restrict their interpretation and they could be seen as nuisance remains in the future, which might subject them to flattening, despite the archaeological management plan that should be contained in a Section 106 agreement for the development.

I have attached the Earthwork Protection Zone plan created in 2015 following the receipt of the earthwork survey. It shows the profile of the ridges and furrows, particularly good in the west part of the field where they will be saved, rather than in the east part of the field, now destined for housing. Their length is as much to be preserved as is their height. We have agreed that a wide belt of planting at the southern development edge can incorporate a cycle path to allow access to the new residential area from Wenny Road. This encroachment is necessary but should be the sole area of attrition of the historic field.

Unfortunately, the landscape and ecology proposals present a clash of intentions and we recommend that they are revisited to provide a scheme that is light touch and will not drastically alter the earthworks in ways that are shown in the landscaping proposals, to which we object.

22/09/2021

This development area is located in the large, roughly pentagonal field in the southern part of the 'Wenny Road, SE Quadrant' proposed development area for which a Broad Concept plan was produced in 2016 and 2017 following earlier discussion. The area has already been subject to evaluation (Cambridgeshire Historic Environment Record reference ECB4336) and a report of results is shown within the planning application documents.

Well-preserved ridge and furrow earthworks of Chatteris's medieval open fields that formed through centuries years of single directional ploughing, survived erosion and obliteration owing to their incorporation into park land associated with 'Manor House' in the 18th and 19th centuries. Any antecedent manor in this location remains unknown. The current Manor House is located at the west end of the site and the parkland is associated with its estate. The medieval cultivation

remains were best seen in the western half of the current application area where they currently exist under meadow grass and we have advised that this half be protected from any development or damage, as such earthworks are becoming relatively rare in the county.

The Wenny Road meadows have been accessible to local residents as a number of paths cross them. The earthworks have formed part of the known historic environment at this southern end of the village and we are very pleased to see the continued protection of the archaeological area in the proposed development plan.

S106

An Archaeological Management Plan should be written to secure the long-term future of the ridge and furrow earthworks – and shown on the Heads of Terms of any s106 drawn up for the development. Such a plan would cover the prohibition of rollers and any other ‘ground improvements’ that would eradicate the humps and bumps of the medieval cultivation remains. It would also state that development would not be permitted in the Archaeological Protection Area.

Condition

Although archaeological areas were identified in the wider Wenny Rd SE Quadrant proposed development area, the evaluation produced no significant archaeological evidence in the eastern half of Field 1 – this development area and the part of the field where the ridge and furrow earthworks were low and flattened. Consequently we do not advise any excavation work to occur. The trenches did, though, demonstrate relatively high densities of artefacts, probably derived from a mixture of origins – proximity to off-site settlement and later nightsoiling introducing material culture to the fields with latrine waste and manure. Finds from the mid-17th century Civil War camp from land to the east of the proposed development area was also found. We advise that a metal detection survey should be undertaken to recover any datable artefacts prior to development. This work can be secured by a suitable planning condition placed on any consent.

Archaeology Condition

No development shall commence until the applicant has implemented a programme of archaeological work involving metal detection survey that has been secured in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) The statement of significance and research objectives;*
- b) The programme, methodology and timetable of fieldwork and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) Implementation of fieldwork;*
- d) A survey report (to be submitted within six months of the completion of fieldwork);*
- e) Preparation of the physical and digital archaeological archives ready for deposition at accredited stores approved by the Local Planning Authority, with suitable finds being organised for long-term loan to Chatteris Museum.*

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological

assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development and the continuation of the post-fieldwork components of the WSI.

Part e) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Archaeological programmes of work are led by archaeological briefs issued by Cambridgeshire County Council's Historic Environment Team.

5.22 Transport Assessment Team (CCC)

07/06/2022

Background

The documents reviewed are the Technical Note CCC001 dated 26th November 2021 and the Wenny Road Mitigation drawing (drawing no. 3197-WSP-XX-00-TP-SK-0007 P06) both produced by WSP. The proposals comprise the erection of 93 dwellings and vehicular site accesses off Wenny Road, Chatteris.

The proposed development forms part of the wider East Chatteris strategic allocation (LP10) for c300 dwellings outlined within the Fenland Local Plan (2014). The development comprises the erection of 93 dwellings and vehicular site accesses off Wenny Road. It is noted the site is also identified as a Strategic Urban Extension as part of Policy LP7 in the Fenland Local Plan.

Transport Assessment Review

Site Access, Internal Layout, and Servicing

Site access, internal layout, and servicing details are to be agreed with Highways Development Management who will provide separate comments.

Pedestrian and Cycle Accessibility

Existing pedestrian provision within Chatteris is predominantly in a good condition with street lighting provided. The key desire line for pedestrians and cyclists to access the expanding Cromwell Community College site will be via the new 3m wide footway/cycleway to be delivered as part of the proposals. The developer also proposes to deliver a pedestrian and cycle crossing facility across Wenny Road comprising a 3m wide central refuge island with dropped kerbs and tactile paving to facilitate safe crossing across Wenny Road along the pedestrian desire line to the school. The new crossing facility is proposed to tie-in to the new footway/cycleway infrastructure that has been provided between Wenny Road and the main pedestrian/cycle access to the school. Furthermore, the developer proposes to widen the circa 70m stretch of existing footway on the western side of Wenny Road between the main pedestrian/cycle access to the school and the staff access to the school to 2m in width in line with the existing network.

Highway Impact Assessment

All junctions assessed are anticipated to operate within capacity in both the 2026 and 2031 with development scenarios with the exception of the A142 Isle of Ely Way/A141 Fenland Way roundabout. Whilst the roundabout is anticipated to operate over capacity in the 2026 and 2031 forecast scenarios as a result of background traffic growth and committed development, the development is

anticipated to have a negligible impact on capacity at this junction increasing RFC values at the junction by a maximum 0.02 RFC, and vehicle queues by a maximum 6 vehicles between the 2031 with and without development scenarios.

Mitigation

The below pedestrian and cycle infrastructure improvements will be delivered by the proposals:

- *New 2m wide footways along both sides of the two site access junctions*
- *Dropped kerb and tactile paved crossing points across the two site access junctions*
- *New 3m wide footway/cycleway between the site access roads and Wenny Road to the west, routing through the open archaeological space*
- *New pedestrian/cycle crossing facility comprising a 3m wide refuge island with dropped kerbs and tactile paving on Wenny Road opposite the main pedestrian/cycle access to the school*
- *Widen the existing footway on the western side of Wenny Road between the main pedestrian/cycle access to the school and the staff access to the school to 2m in width*

A Travel Plan will be secured as a pre-occupation condition should approval be given. The Travel Plan should include incentives such as bus taster tickets and/or cycle discount vouchers.

Conclusion

The Highway Authority does not object to the proposals subject to the following –

Condition

1. *Prior to first occupation, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of bus taster tickets and/or cycle discount vouchers. The Travel Plan is to be monitored annually, with all measures reviewed to ensure targets are met.*
2. *Prior to first occupation, the developer shall deliver a new 3m wide footway/cycleway between the proposed site access roads and Wenny Road to the west. The footway/cycleway shall route through the open archaeological space. Details to be approved by the Local Planning Authority and works to be carried out by the developer.*
3. *Prior to first occupation, the developer shall deliver a pedestrian/cycle crossing facility comprising a 3m wide refuge island with dropped kerbs and tactile paving on Wenny Road opposite the main pedestrian/cycle access to the school as shown in principle on drawing no. 3197-WSP-XX-00-TP-SK-0007 P06. Details to be approved by the Local Planning Authority and works to be carried out by the developer.*
4. *Prior to first occupation, the developer shall widen the existing footway on the western side of Wenny Road between the main pedestrian/cycle access to the school and the staff access to the school to 2m in width as shown in principle on drawing no. 3197-WSP-XX_00-TP-SK-0007 P06. Details to be approved by the Local Planning Authority and works to be carried out by the developer*

13/12/2021

Background

The document reviewed is the Technical Note CCC001 dated 26th November 2021 produced by WSP. The proposals comprise the erection of 93 dwellings and vehicular site accesses off Wenny Road, Chatteris.

The proposed development forms part of the wider East Chatteris strategic allocation (LP10) for c300 dwellings outlined within the Fenland Local Plan (2014). The development comprises the erection of 93 dwellings and vehicular site accesses off Wenny Road. It is noted the site is also identified as a Strategic Urban Extension as part of Policy LP7 in the Fenland Local Plan.

Transport Assessment Review

Site Access, Internal Layout, and Servicing

Vehicular access into the site is proposed to be taken via two priority controlled T-junctions off the northern side of Wenny Road. 2m wide footways will be provided on both sides of the site access roads with dropped kerb and tactile paved pedestrian crossing points provided across both site access junctions.

Site access, internal layout, and servicing details should be agreed with Highways Development Management who will provide separate comments.

Parking Provision

As Parking Authority, it is ultimately for the Local Planning Authority to agree on-site car and cycle parking provision.

Pedestrian and Cycle Accessibility

Existing pedestrian provision within Chatteris is predominantly in a good condition with street lighting provided. The key desire line for pedestrians and cyclists to access the expanding Cromwell Community College site will be via the new 3m wide footway/cycleway to be delivered as part of the proposals. The developer also proposes to deliver a pedestrian and cycle crossing facility across Wenny Road comprising a central refuge island with dropped kerbs and tactile paving to facilitate safe crossing across Wenny Road along the pedestrian desire line to the school. The new crossing facility is proposed to tie-in to the new footway/cycleway infrastructure that has been provided between Wenny Road and the main pedestrian/cycle access to the school. Our Highways Development Management Team have the following comments concerning the proposed refuge crossing (drawing no. 3197-WSP-XX-00-TP-SK-0007 P01):

- Please could the existing lines and kerb lines etc be included on the plan greyed out so that it is clear what is changing.*
- The plans should be updated to include the position and layout of the existing vehicle accesses.*
- The central island I would like to see it boat shaped so that it can include 610 bollards, a high level 610 sign and a "hat pin" lamp.*
- However, the vehicle access immediately adjacent to the footway / cycleway to Cromwell college will need to be vehicle tracked to include right hand turns out around the refuge. I have noted that as well as serving the dwellings it seems to also provide vehicle access for a sub-station and possibly the college. I am unaware how regular in use the access is for vehicle access to the sub-station and college but please provide tracking for larger vehicles.*

- *The crossing should be designed in accordance with LTN 1/20. With that in mind the refuge dimensions in LTN1/20 is expected to be 3m (in the direction of cyclists).*
- *Solid double white lines - please investigate extending these up to the refuge.*

The developer should also widen the circa 70m stretch of existing footway on the western side of Wenny Road between the main pedestrian/cycle access to the school and the staff access to the school to 2m in width in line with the existing network.

It is noted Public Footpath No.14 which routes along the eastern boundary of the site will not be altered as part of the proposals however, a pedestrian link to the Public Footpath will be provided.

Existing Traffic Flows

The 2018 baseline junction turning count and queue length surveys included within this assessment are acceptable for use. The Weekday AM peak identified from the surveys is 08:00- 09:00, whilst the Weekday PM peak is identified as 17:00-18:00.

The 2018 ATC survey data used to show vehicle speeds is acceptable for use. It is noted Wenny Road is subject to 30mph however, upon review of the 2018 speed data submitted, 85th percentile vehicle speeds of 42mph eastbound and 38mph westbound were recorded on Wenny Road.

Speed cushions have recently been installed on Wenny Road alongside the existing traffic island located adjacent to where the proposed 3m wide footway/cycleway will connect with Wenny Road. ATC surveys were undertaken on Wenny Road in November 2021 circa 60m south of the speed cushions to obtain updated vehicle speed data on Wenny Road following the implementation of the speed cushions. Upon review of the 2021 speed data submitted, 85th percentile vehicle speeds of 27mph eastbound and 28mph westbound were recorded on Wenny Road.

Existing Network Capacity

Baseline junction capacity assessments have been undertaken for all junctions included within the study area. The geometries and baseline flows input into the models are agreed. All junctions assessed are shown to currently operate within capacity with the exception of the A142 Isle of Ely Way/A141 Fenland Way roundabout (RFC of 0.90 on the A141 Fenland Way arm in the AM peak).

Trip Generation

The development is anticipated to generate 75 two-way vehicle movements in the Weekday AM peak, and 62 two-way vehicle movements in the Weekday PM peak.

Forecast Network Capacity

The committed development traffic flows included within this assessment are agreed. The AM peak committed development trips anticipated to be generated by the consented Cromwell College expansion are acceptable for use.

2026 and 2031 forecast junction capacity assessments have been undertaken for all junctions included within the study area. The geometries and baseline flows input into the models are agreed. All junctions assessed are anticipated to operate within capacity in both the 2026 and 2031 forecast scenarios with the exception of the A142 Isle of Ely Way/A141 Fenland Way roundabout (RFC's of 1.18 and 0.99

on the A141 Fenland Way and A141 Isle of Ely Way arms in the AM peak and RFC of 1.00 on the A141 Fenland Way arm in the PM peak in 2026, and RFC's of 1.24 and 1.03 on the A141 Fenland Way and A141 Isle of Ely Way arms in the AM peak and RFC of 1.06 on the A141 Fenland Way arm in the PM peak in 2031).

Highway Impact Assessment

All junctions assessed are anticipated to operate within capacity in both the 2026 and 2031 with development scenarios with the exception of the A142 Isle of Ely Way/A141 Fenland Way roundabout. This junction is anticipated to operate over capacity in the 2026 and 2031 forecast scenarios as a result of background traffic growth and committed development. The development is anticipated to have a negligible impact on capacity at this junction increasing RFC values at the junction by a maximum 0.02 RFC, and vehicle queues by a maximum 6 vehicles between the 2031 with and without development scenarios.

Mitigation

The below pedestrian and cycle infrastructure improvements will be delivered by the proposals:

- *New 2m wide footways along both sides of the two site access junctions*
- *Dropped kerb and tactile paved crossing points across the two site access junctions*
- *New 3m wide footway/cycleway between the site access roads and Wenny Road to the west, routing through the open archaeological space*
- *New pedestrian/cycle crossing facility comprising a 2m wide refuge island with dropped kerbs and tactile paving on Wenny Road opposite the main pedestrian/cycle access to the school*

The proposed pedestrian/cycle refuge crossing facility should be revised according to Highways Development Management comments. Furthermore as previously mentioned, the developer should also widen the circa 70m stretch of existing footway on the western side of Wenny Road between the main pedestrian/cycle access to the school and the staff access to the school to 2m in width in line with the existing network.

Travel Plan

The Travel Plan will be secured as a pre-occupation condition should approval be given. The Travel Plan should include incentives such as bus taster tickets and/or cycle discount vouchers.

Conclusion

The Transport Statement as submitted does not include sufficient information to properly determine the highway impact of the proposed development. Were the above issues addressed the Highway Authority would reconsider the application. The Highway Authority therefore requests that this application not be determined until such time as the additional information above has been submitted and reviewed.

5.23 Wildlife Officer

25/01/23

Recommendation: The application scheme is acceptable but only if conditions are imposed.

Recommended condition(s): Pre-Commencement Condition(s) –

- *The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the following reports:*
 - o *Ecological Appraisal, including all stage 2 survey reports (The Ecology Consultancy, 2021)*
 - o *Ecological Management Plan (The Ecological Constancy, June 2022)*
 - o *Biodiversity enhancement and Management Plan & Biodiversity Net Gain (The Ecological Consultancy, December, 2022)*

- *Prior to the commencement of any site works, a repeat survey (as described within the Ecology Report using trail cameras) for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be submitted to and approved in writing by the local planning authority. Site works shall be carried out in complete accordance with the survey unless otherwise agreed in writing by the local planning authority.*

- *No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:*
 - a) *Summary of potentially damaging activities.*
 - b) *Identification of “biodiversity protection zones”.*
 - c) *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction on possible protected species that may use the habitat (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.*
 - d) *The location and timing of sensitive works to avoid harm to biodiversity features.*
 - e) *The times during construction when specialist ecologists need to be present on site to oversee works.*
 - f) *Responsible persons and lines of communication.*
 - g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
 - h) *Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

- *No external lighting shall be erected until, a “lighting design strategy for biodiversity” for all lighting across the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:*
 - a) *identify those areas/features on site that are particularly sensitive for ecological constraints that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*

 - b) *show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit*

will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Informative –

• Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority.

Assessment/Comment: This application can be broken down into three parts, the ecological constraints, the on site biodiversity loss mitigation and compensation and the off site compensation.

While several ecological constraints are present within the site it is determined that the proposed mitigation and compensation within the Ecological Appraisal is sufficient to ensure no significant new negative impacts on ecological constraints.

The CEMP conditioned above is recommended as to ensure that the recommendations within the Ecological documentation are implemented correctly during construction.

The construction of this application will result in real terms loss of onsite biodiversity, the exact scale of this loss is debated however it can be confirmed that there will be a net negative impact on biodiversity. The Ecological Management Plan demonstrates that this negative impact has been kept to a minimum. The implementation of this plan in full is imperative to the success of this site from a biodiversity perspective.

Some of the biodiversity loss from the on site construction is being mitigated through an off site Biodiversity Enhancement scheme, detailed within the Biodiversity enhancement and Management Plan. It is important to note that this scheme is proposed to take place a significant way from the site. From a wildlife perspective it is determined that this plan demonstrates that the applicant has followed the mitigation hierarchy, and as much as reasonably possible the biodiversity loss has been mitigated for. It is important to note that this consultation does not take into account the impact on the local population of the movement of the biodiversity, only that all reasonable steps have been taken to ensure minimal biodiversity loss within the Fenlands District area as a whole.

While all legal obligations of the applicant are satisfied and the applicant has demonstrated that as much biodiversity loss as possible has been mitigated for, overall the proposal will result in a net loss of biodiversity. As such an objection to the loss of biodiversity could be considered appropriate if the loss is considered not in the best interest of the FDC area.

Planning Policies/Legislation: The Council is required to have regard to the safeguarding of species and habitats protected under UK, European and International legislation when determining all planning applications. The main legislation includes:

- *the Wildlife and Countryside Act 1981 (as amended)*
- *the Hedgerows Regulations 1997*
- *the Conservation of Habitats & Species Regulations 2017 (The Habitats Regulations)*
- *the Protection of Badgers Act 1992 and*
- *Wild Mammals (Protection) Act 1996*

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to intentionally kill, injure or take a great crested newt or intentionally or recklessly destroy or disturb a great crested newt breeding or resting place. Great crested newts are likely to be hibernating in tree root systems, underground crevices, mammal burrows, rubble piles or old walls between October and February. Great crested newts will become active both terrestrially and within ponds between March and the middle of June. Any works impacting aquatic and terrestrial breeding and resting places which is used by great crested newts at any time needs to be certain that great crested newts are not present before the works take place.

Government Circular ODPM 06/2005 Biodiversity & Geological Conservation:

The advice given above takes into account the following guidance:

Paragraph 98 states “the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Local authorities should consult Natural England before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species’ protection provisions affecting the site concerned. For European protected species (i.e. those species protected under the Habitats Regulations) further strict provisions apply, to which planning authorities must have regard”.

Paragraph 99 states “it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted”. The advice given above is in accordance with the policies in the adopted Peterborough Local Plan. The Local Plan provides the framework of local planning policies with which to make planning decisions. These policies are in conformity with the National Planning Policy Framework.

The biodiversity policies relevant to the proposal are: LP19 – The Natural Environment: The Council, working in partnership with all relevant stakeholders, will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland.

Through the processes of development delivery (including the use of planning obligations), grant aid (where available), management agreements and positive initiatives, the Council will:

- Protect and enhance sites which have been designated for their international, national or local importance to an extent that is commensurate with their status, in accordance with national policy in the National Planning Policy Framework.*
- Refuse permission for development that would cause demonstrable harm to a protected habitat or species, unless the need for and public benefits of the development clearly outweigh the harm and mitigation and/or compensation measures can be secured to offset the harm and achieve, where possible, a net gain for biodiversity.*
- Promote the preservation, restoration and re-creation of priority habitats, and the preservation and increase of priority species identified for Fenland in the Cambridgeshire and Peterborough Biodiversity Action Plans.*
- Ensure opportunities are taken to incorporate beneficial features for biodiversity in new developments, including, where possible, the creation of new habitats that will contribute to a viable ecological network extending beyond the District into the rest of Cambridgeshire and Peterborough, and other adjoining areas*

25/07/2022

Recommendation:

Recommend refusal of application on grounds that the proposal will result in significant negative impacts to the biodiversity and greenspace value of the area that would be difficult to compensate or mitigate.

Recommended condition(s)/Reason(s) for refusal:

An updated Biodiversity Net Gain Assessment and Ecological Management Plan have been submitted for review. I was pleased to see that the habitats present on site have been reviewed and updated with the Biodiversity Net Gain Assessment and EMP and have realistic expectation for the final condition of the habitats within the site. There are a few questions that remain surrounding the new revised documents however and considering the level of scrutiny that this application is receiving I am keen to have all questions answered.

I still have the following questions:

- 1. There is habitat condition improvement within the BNG Assessment from pre to post development which have not been justified through methodology within the EMP. The Woodland and Forest – Other Broadleaved (Scattered Trees) prior to development is described in “poor” condition while in post development it is described in “good” condition with 0 years to target condition. I do not argue that this is not possible but rather there is no methodology within the EMP to described how this change will occur.*
- 2. It is important to note that any further monitoring of the site post development will be completed using the Biodiversity Metric 3.1 – Habitat Condition Assessment Sheet. As such the methodology within the EMP should ensure*

that each habitat will reach the condition described within the BNG Assessment using the Habitat Condition Sheet. I encourage the applicant to review and feel confident that these condition assessment will be achieved.

It is worth noting that unfortunately in this applications case there will be some reasons for refusal which the applicant will not be able to remove without a significant redesign of the site. There is particularly high levels of public outcry in regards to this application so I would feel remiss in not including the reasons below.

- 3. The proposal will result in a significant reduction of the overall biodiversity habitat available to Chatteris and the Fenlands in general.*
- 4. While the Ecological Management Plan has appropriate recommendations for a diversity in sward heights and creating an ecologically diverse habitat, I do not believe that allowing the grass to grow for three years before being cut again will be accepted by the local population.*

Required amendments/information: I would therefore recommend that:

- A meeting is held between the Local Planning Authority and the applicants ecologists to discuss the points above. After which the application will have removed all objections which possibly can be with this current iteration of site design. No further investigation is required, the EMP should be updated to answer points 1 & 2 above.*

Assessment/Comment:

It is vital that this application in particular demonstrates a strict adherence to the mitigation hierarchy as laid out in the National Planning Policy Framework paragraph 180. Demonstration of following this hierarchy should be explicitly stated within the text of the Ecological Management Plan, design and access statement and the Ecological Impact Assessment. Doing so will go far in helping assure the local population that the development has followed the National Planning Policy Framework.

Incorporation of recommendations from survey reports into the proposal will significantly reduce the requirement for pre and post commencement conditions on the granted application. It is possible that these recommendations may have to be included within a Construction and Environment Management Plan (CEMP) this possibility should be discussed with your ecologist. It is highly likely that a CEMP will be requested as a pre-commencement condition in relation to this development. The creation of this document and submission to the proposal will significantly reduce proposal conditions further down the line.

Please note that off site biodiversity locations are often difficult to find and as the biodiversity net gain infrastructure within the Fenlands is still in its infancy it is highly recommended that discussions with the Local Planning Authority and the Parish Council begin now to try and find suitable locations.

11/05/2022

Recommendation:

Recommend refusal of application on grounds that the proposal will result in significant negative impacts to the biodiversity and greenspace value of the area that would be difficult to compensate or mitigate.

Recommended condition(s)/Reason(s) for refusal:

An onsite visit was completed on the 20th of April 2022. During that visit there was evidence that the current floral diversity suggests a much higher quality of habitat than presented within the Biodiversity Net Gain Assessment (Temple, 18/03/2022) and the Ecological Management Plan (The Ecological Consultancy, 8/04/2022).

Following issues require resolution before determination can be provided.

- 1. The Biodiversity Net Gain Assessment has been created with incorrect baseline information. The existing biodiversity units are likely much higher than suggested and the potential for biodiversity additionality within the area is significantly reduced. This will likely influence the habitat designation for some of the site and the condition assessment for all habitats as well.*
- 2. The site will result in a significant reduction of the overall green space available to Chatteris.*
- 3. Considering the location and potential level of use of the proposed post development other neutral grassland habitat that will comprise the majority of the post development biodiversity units, I do not believe a condition of "Good" can be realistically achieved without much more extensive intervention than the Ecological Management Plan suggests. Similarly for other proposed post development habitats such as the Lowland mixed deciduous woodland that will have extensive impacts from local residents. This is compounded by the lack of green space within Chatteris.*
- 4. While the Ecological Management Plan has appropriate recommendations for a diversity in sward heights and creating an ecologically diverse habitat, I do not believe that allowing the grass to grow for three years before being cut again will be accepted by the local population.*

Required amendments/information:

I would therefore recommend that:

- The habitats on site are reassessed during the optimal survey period and mapped with a greater level of accuracy than is normally given to a Phase 1 survey.*
- The Biodiversity Net Gain Assessment is reanalyzed using the new data and the final condition of the post development habitats take into account the existing level of disturbance plus the new larger local population post development.*
- The Ecological Management Plan is revised to account for the changes in the biodiversity net gain assessment.*

The survey reports should then be submitted to Fenlands Council which can then be assured in the positive impact the proposal will have to the local species. The Biodiversity Metric 3.1 should be used for site assessment and all workings should be submitted. The site should achieve at least a no net loss in biodiversity. If offsite land is required in order to achieve no net loss of biodiversity then neighboring land should be prioritized. The development site currently contains a number of species which are rare within the Fenlands and preservation of the existing habitat there is vital.

Assessment/Comment:

Incorporation of recommendations from survey reports into the proposal will significantly reduce the requirement for pre and post commencement conditions on the granted application. It is possible that these recommendations may have to be included within a Construction and Environment Management Plan (CEMP) this possibility should be discussed with your ecologist. It is highly likely that a CEMP will be requested as a pre-commencement condition in relation to this development. The creation of this document and submission to the proposal will significantly reduce proposal conditions further down the line.

Please note that many ecological surveys are constrained by seasonal restrictions, it is highly recommended that the recommended surveys are completed as soon as possible to avoid any significant delays to development. Please discuss with your consultant ecologist for survey timings.

Planning Policies/Legislation:

The Council is required to have regard to the safeguarding of species and habitats protected under UK, European and International legislation when determining all planning applications. The main legislation includes:

- the Wildlife and Countryside Act 1981 (as amended)*
- the Hedgerows Regulations 1997*
- the Conservation of Habitats & Species Regulations 2017 (The Habitats Regulations)*
- the Protection of Badgers Act 1992 and*
- Wild Mammals (Protection) Act 1996*

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to intentionally kill, injure or take a great crested newt or intentionally or recklessly destroy or disturb a great crested newt breeding or resting place. Great crested newts are likely to be hibernating in tree root systems, underground crevices, mammal burrows, rubble piles or old walls between October and February. Great crested newts will become active both terrestrially and within ponds between March and the middle of June. Any works impacting aquatic and terrestrial breeding and resting places which is used by great crested newts at any time needs to be certain that great crested newts are not present before the works take place.

Government Circular ODPM 06/2005 Biodiversity & Geological Conservation:

The advice given above takes into account the following guidance:

Paragraph 98 states “the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Local authorities should consult Natural England before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to

secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species' protection provisions affecting the site concerned. For European protected species (i.e. those species protected under the Habitats Regulations) further strict provisions apply, to which planning authorities must have regard".

Paragraph 99 states "it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted".

The advice given above is in accordance with the policies in the adopted Peterborough Local Plan. The Local Plan provides the framework of local planning policies with which to make planning decisions. These policies are in conformity with the National Planning Policy Framework.

The biodiversity policies relevant to the proposal are:

LP19 – The Natural Environment:

The Council, working in partnership with all relevant stakeholders, will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland.

Through the processes of development delivery (including the use of planning obligations), grant aid (where available), management agreements and positive initiatives, the Council will:

- Protect and enhance sites which have been designated for their international, national or local importance to an extent that is commensurate with their status, in accordance with national policy in the National Planning Policy Framework.*
- Refuse permission for development that would cause demonstrable harm to a protected habitat or species, unless the need for and public benefits of the development clearly outweigh the harm and mitigation and/or compensation measures can be secured to offset the harm and achieve, where possible, a net gain for biodiversity.*
- Promote the preservation, restoration and re-creation of priority habitats, and the preservation and increase of priority species identified for Fenland in the Cambridgeshire and Peterborough Biodiversity Action Plans.*
- Ensure opportunities are taken to incorporate beneficial features for biodiversity in new developments, including, where possible, the creation of new habitats that will contribute to a viable ecological network extending beyond the District into the rest of Cambridgeshire and Peterborough, and other adjoining areas.*

5.24 The Wildlife Trust

21/12/2022

Thank you for consulting the Wildlife Trust on the additional ecological information from the applicants and their ecologist, uploaded to the planning portal in December.

The submission of the additional information does not change our assessment of the Biodiversity Net Gain Assessment and the extent of net losses set out in our previous response(s), nor our previous comments regarding the undesirability of the proposed development in terms of strategic natural greenspace. I am afraid that based on the evidence I have seen, I professionally disagree with the submitted BNG assessment of Wenny Fields baseline habitats.

However, I do note that the submitted Biodiversity Enhancement Management Plan for the Gaul Road proposed biodiversity offsetting site has been updated to reflect the advice of Fenland DC ecological advisor and the Wildlife Trust. If this were to proceed, it will be important to tie the management into management of the proposed adjacent Country Park, to give the greatest chance of continuing management over a minimum period of 30 years. While the updated BEMP is welcomed, we maintain our previously stated permission that the quantum of proposed biodiversity offsetting remains insufficient and the proposed development represents a net loss in biodiversity, particularly when species considerations are also added to the habitat losses, contrary to planning policy. Our strong objection to this application remains.

28/11/2022

The submitted Biodiversity Enhancement and Management Plan (prepared by Temple, October 2022) is unacceptable as it is based on a woefully inaccurate assessment of the baseline conditions at Wenny Field, which we notified Fenland DC and the applicants of in our previous comments dated 25th July 2022.

It is not only disappointing, but unacceptable for an inaccurate Biodiversity Net Gain assessment to be submitted, particularly when the Wildlife Trust had taken the time to visit the site with Fenland DC Ecological Advisor, to assess the habitats, and to comment on and even do the work to revise the applicants original BNG Defra Biodiversity Metric. Our assessment, based on a more recent visit and significant expertise in the field of habitat assessment, showed that the habitats on site at Wenny Meadows were significantly better than allowed for by the applicants own ecologist. The Wildlife Trust showed that the measured biodiversity habitat losses from the proposed application were 21.97 Biodiversity Units (BU) a net loss of 32.19%. This is significantly more than the 9.14 BU (19.28%) stated by the applicant.

As such, even if Fenland DC was to accept the principle of biodiversity offsetting being acceptable in this case, the offsetting proposals at Gaul Road remain insufficient and still represent a significant net loss of 10.2 BU (or 12.9%). The Gaul Road proposal is therefore insufficient to demonstrate a measurable net gain in biodiversity.

As well as the inaccuracies in the submitted Biodiversity Unit figures (in the Executive Summary, paragraphs 1.3 and 3.14), there are also significant ecological uncertainties with the Gaul Road proposals, that make them unlikely to be satisfactory for the following reasons:

- *Firstly the existing habitats at the Gaul Road site suggest a highly nutrient enriched site and the use for soil storage will have resulted in significant damage to the soils from vehicle movements and compaction. This makes the creation of the desired grassland habitats more challenging and the significant burden of weed species is likely to compromise the future condition of the grassland habitats. The proposed number of Biodiversity Units to be created may therefore not be delivered.*
- *Secondly, the proposals for the creation of the grassland habitat at Gaul Road will need far more detail. A range of soil testing would be advisable to plan not only species composition, but also to establish where it would be feasible to even create species-rich grassland in this location. The soils tests will also determine whether any additional remediation works will be required before a grassland creation scheme could be planned such as addressing compaction of the soils from vehicle movements.*
- *Thirdly, the establishment of grassland from the tall ruderal habitats will require complete removal of the vegetation and as such this is habitat creation, not enhancement as such in the submitted Biodiversity Metric. This will require a further revision of the Biodiversity Metric as the creation and enhancement of grassland habitats do not always produce the same number of BU.*
- *Fourthly, the management details will need further review. In Cambridgeshire, spring or summer sowing of grasslands is ill advised due to frequent droughts. Autumn is the preferable timing for the seeding operation. The proposed grassland species mix will need to be reviewed as it contains a number of inappropriate species. It may also be possible to include a more diverse range of species in the hedgerow mix.*
- *Finally, there is no detail about who will have the legal responsibility for management of the Gaul Road site for at least 30 years or whether they will have the skills and equipment to do so. An 2 isolated field for biodiversity offsetting will rarely be a good option, as securing the required management to deliver the quality of habitats expected will be more challenging and costly, and as such runs an increased risk of failure.*

The above discussion however ignores the context of Wenny Meadows and its irreplaceable value to the local people of Chatteris and its potential contribution to the future sustainable growth of the town. If there is no high quality accessible natural greenspace within walking distance of the town, the chances for attracting the desired inward investment will be greatly diminished. While the Gaul Road site at March is at least in Fenland DC, it does not function as natural greenspace for the residents off Chatteris and results in the considerable impoverishment of the natural environment resource and access to the natural environment for the residents of Chatteris. Wenny Meadows is too valuable and important to destroy.

The Wildlife Trust therefore maintains our strong objection to this application, which is contrary to biodiversity planning policy and the principles of sustainable development. The development proposals have failed to take into account the mitigation hierarchy and avoid impacts on biodiversity at Wenny Meadows, Chatteris in the first place. They also fail to consider the natural greenspace values of the site. As such they are fundamentally contrary to the principles of sustainable development and this application should be refused.

25/07/2022

Biodiversity Net Gain Assessment

Thank you for arranging for the Biodiversity Net Gain assessment calculation to be forwarded to us. I have reviewed the submitted Defra Biodiversity Metric and although broadly in agreement with the assessment for woodland, scrub and hedgerows, I don't agree with the categorisation and assessment of the grassland habitats. I have thirty years' experience of managing habitats and undertaking habitat assessments, with a strong focus on grasslands and in my professional judgement the assessment undertaken is inaccurate.

I have attached my review of the Defra Metric for transparency.

I visited the site on 20th April 2022, accompanying Rowan Rumball, Wildlife Officer for Peterborough City Council, who provides advice on selected planning cases to Fenland DC. From what I observed on site in April, the field was better grassland than allowed for in the applicants baseline assessment. The applicants have used the low distinctiveness Modified Grassland category for the whole field. Modified Grassland should only be applied to amenity sports fields and the like, and improved grass leys of rye-grass and clover. The grassland on site is clearly neither of these, so should be categorised as the high scoring Other Neutral Grassland. The eastern half is clearly in a fairly poor or poor condition, however, the western half is in a moderate condition. I have separated the eastern and western halves of the grassland in the Defra Metric and put 2.99 Ha into Other Neutral Grassland in moderate condition (new row 6). The eastern half was poor semi-improved grassland so I have categorised this as Other Neutral Grassland in fairly poor condition.

One result of the above changes is that significantly more by way of enhancement and future management effort will be required to enhance the retained grassland within the western half of the field, to achieve a fairly good condition (as opposed to the moderate condition set out in the applicants analysis). This has knock on impacts for the proposals within the Ecological Management Plan.

Overall, the above changes significantly affect the baseline score and consequently the predicted losses in biodiversity which increase from 9.15 Biodiversity Units (BU) or 19.28% loss to 21.97 BU or 32.19% loss.

This level of loss shows that this proposal does not follow the mitigation hierarchy as the first and most important avoidance part of the hierarchy has not been applied in the design of this development or the local plan allocation.

This significant biodiversity net loss, coupled with the adverse impacts on populations of invertebrates important at the county level, bats of district value, reptiles of district value and bird species of local value means that this allocation is not sustainable in terms of the natural environment and should be refused. The Wildlife Trust therefore maintain our strong objection to this application.

Ecological Management Plan

While I have reviewed the submitted EMP, I am not submitting detailed comments on this document at present and would only do so if Fenland DC are minded to approve this application. However, we sincerely hope that the LPA refuses this application and uses the upcoming Local Plan review to revisit the Chatteris housing allocations and to come up with a more sustainable expansion of the town.

Council minded to approve

Should the Council be minded to approve this application, then the EMP will need to be significantly updated, particularly regarding the proposals for grassland management and enhancement, which are in places contradictory and are insufficient to achieve the stated objectives. Management proposals for hedgerows are also contradictory in places and the proposed hay cut for the SUDS basins may be unrealistic. Detailed lighting proposals also need to be provided to demonstrate how the proposed development will not adversely impact the bat populations or populations of deadwood invertebrates of county importance. Finally, a significantly longer monitoring period will be required in order to demonstrate the delivery of Biodiversity Units within the red line boundary. The open space habitats will need to be monitored for the full 30 year period over which BNG is expected to be delivered. If objectives or the predicted BNG scores are not being achieved then remedial action will be required, and there will need to be a legally sound mechanism for ensuring this happens.

20/04/2022

I note that a biodiversity net gain assessment dated March 2022 has been submitted. In order to be able to comment on this report, I visited the site earlier today with Rowan Rumball to see first-hand the habitats within the proposed development site.

The application clearly does not follow the mitigation hierarchy, in that no attempts have been made to avoid impacts on the most ecologically and archaeologically important field in the Wenny Meadows complex. The best planning outcome would be for this application to be withdrawn and for the East Chatteris housing allocation to be fundamentally redesigned, with development in other fields and for the whole of the field that is the subject of the current application to form the natural greenspace for the East Chatteris allocation as a whole. This would help to address the woeful lack of natural greenspace in the town and represent a better and more sustainable planning outcome.

The Wildlife Trust therefore changes our formal position on this application to an outright objection.

Should Fenland DC still be minded to approve the application, then I request that these additional comments be considered and the ecological application submitted with the application revised to ensure it is accurate.

In my previous response of 17th September 2022, I highlighted my concerns regarding the categorisation of the grassland habitats on site. These have been confirmed as a result of my site visit today. Although the 20th April date was early in the survey season, it was clear that a significant part of the grassland habitats were better than set out in the applicants ecological reports and habitat survey. The phase 1 categorisation as improved grassland is incorrect. The field would appear to comprise a mixture of poor semi improved and semi_improved neutral grassland habitats using the Phase 1 Habitat classification. In terms of the UK Habitats Classification used in the Defra Biodiversity Metric 3.0, these would correspond to modified grassland and other neutral grassland. This has a material bearing on the assessment of biodiversity net gain and will move their claimed no net loss to a position of a clear and significant net loss in biodiversity contrary to planning policy.

Please can we have a copy of the original Defra Biodiversity Metric excel spreadsheet version prepared by the applicants ecologists as this has the facility for reviewers to edit and add comments in an open and transparent manner.

However, we also strongly advise that the BNG assessment is re-done based on updated and accurate field survey undertaken during the next available survey season (between the end of May and mid-July would be ideal). The updated survey should assess both the grassland habitat types and their condition using the official recommended methodology. Once this has been done and submitted, we can review the BNG assessment and Fenland DC will have an accurate basis on which to determine this application. I would again request that the applicant supply the excel version of their Defra Biodiversity Metric 3.0 for review.

If the applicants do not update their assessment, it should be assumed that the proposed development will deliver a significant net loss in biodiversity, in addition to the significant loss of natural greenspace of high amenity value to local residents. On this basis the application should be refused.

18/10/2021

This response from the Wildlife Trust to this application is an additional response that should be read together with our original response of 17th September 2021.

The Wildlife Trust has recently been made aware of a 2015 Invertebrate Survey and associated Ecology Report for Wenny Fields. This report (attached) has identified that the area is of potentially county importance for its invertebrate fauna and in particular the saproxylic species (those associated with dead and decaying wood). On the basis of this information the area could be justifiably considered for County Wildlife Site (CWS) status. While any decision on this would be for the CWS panel to make at one of their two meetings annually, should the site be selected, it would fall within the scope of the Fenland Local Plan biodiversity policies.

Further a botanical survey was also commissioned in 2015 (attached) which while covering a wider area than the development site considered in the most recent The Ecology Consultancy Ecological Report, none the less gives a flavour of the habitats present and helps confirm the view of the Wildlife Trust, expressed in our previous response to this application, that the site is of more ecological interest than set out in within the applicants ecology reports. The submitted ecology reports do however report on a range of protected fauna surveys undertaken by the Ecology Consultancy which help to back up the assertion that the Wenny Fields sites are of considerable local value for wildlife.

*I am surprised that the above reports were not more extensively referenced or included as appendices within the ecology reports submitted with the current application. This additional information helps confirm the assertion in the original Wildlife Trust response that the development allocation and current proposals will result in a net loss in biodiversity, contrary to planning policy. **As such the Wildlife Trust must now formally object to this proposed development.***

The Wildlife Trust is commenting on this application because although it doesn't impact a designated nature site directly, the allocation impacts Wenny Fields, a locally important natural area / greenspace on the edge of Chatteris, a town with a significant deficit in natural greenspace and wildlife sites.

*Further the applicant erroneously claims (Planning Statement para 5.16) that the development will deliver a net gain in biodiversity, which cannot go unchallenged. I have used what information I can glean from the application documents to complete a Defra Biodiversity Metric calculation (attached). I have tried to be generous in categorising the habitats to be lost, and assuming they are poorer quality habitats, while also assuming that the development could enhance the quality of the retained habitats. However, even with this the development shows a net loss of 25% in biodiversity units. **The proposed development will deliver a net loss in biodiversity, contrary to claims by the applicant, and is therefore not compliant with planning policy.***

The Ecology Report appears to have mis-classified the grassland as improved grassland. The list of grass species and the presence of wild flowers such as cuckoo flower and common sorrel suggests that it is in fact semi-improved grassland. From historic photos and other descriptions of the sites this would appear a more appropriate categorisation. This could even result in changes to the biodiversity metric assessment, and should the grassland on site warrant changing to the "other neutral grassland" category, the net losses in biodiversity would become even greater (at least 36%).

A simple biodiversity metric calculation is not a complete measure of biodiversity gain, and there are proposals within the Ecology Reports and Ecology Management Plan that will benefit a number of species adaptable to the urban environment. However, even with implementation of the proposed species conservation measures these do not deliver a net gain in biodiversity, as while some species will benefit other species that will no longer use the site once it is developed. The residential use will also provide other pressures including increased disturbance from people and dog walking and increased predation by domestic cats

The Ecology Report appears to adequately cover legal protected species issues, correctly categorising the value of the populations of different species groups and suggesting appropriate mitigation. However, there is no getting around the fact that some species will no longer use the site or be present in smaller numbers post development.

The report acknowledges the potential impact on the Ouse Washes from recreational pressures and that Natural England will need to comment on this aspect. Because of the retention of the ridge & furrow archaeological field, the development should provide sufficient Suitable Alternative Natural Greenspace to not cause adverse impacts on any SSSIs including the Ouse Washes. However, the Ecology Report does not give a full reasoned justification for this. Further, as this is only phase 1 of the development, it must be questioned whether the proposed area of natural greenspace is adequate to cover future phases of the Chatteris East allocation.

Should the development proceed, consideration should be given to also enhancing the species-richness of the ridge and furrow archaeological field, which would be in keeping with its history and would help to significantly reduce the predicted biodiversity losses. The creation of areas of wildflower meadow would also increase the attractiveness of the retained open space to users.

I hope these comments are of help to you and please keep the Wildlife Trust informed of progress with or changes to this application.

5.25 Local Residents/Interested Parties

This application was originally submitted in 2021 and the original consultation commenced on the 3rd September 2021 which expired on the 24th September 2021. Neighbours were reconsulted (2nd Round) on the 1st April 2022 and were expected to respond by the 22nd April 2022. A 3rd and final round of neighbour consultation commenced on the 2nd November 2022 and this expired on 23rd November 2022. The statutory expiry date for this planning application is the 9th January 2023.

655 public responses were received from a total of 555 residents.

428 responses were received following the 1st neighbour consultation; 170 responses were received following the 2nd neighbour reconsultation; and 57 responses were received following the 3rd reconsultation.

Objections

555 neighbours have responded to the statutory consultation of which 551 were objecting to the scheme. There were a number of concerns raised, which are summarised below. The majority of the correspondences comprising 485 responses raised an objection specific to:

- The loss of Wenny Meadow which results in the partial loss of private open space and perceived loss of public open space; loss of historical/community linkages; and impact on health and wellbeing.

Linked to the loss of the meadow, 442 responses raised concern regarding the:

- Impact on biodiversity, habitat, and ecology; and failure to provide a 10% biodiversity net gain onsite

As well as a further 234 letters raised an objection about the:

- Impact on trees and hedging specifically.

It is accurate to summarise that all of the objection letters raised a general concern regarding the partial loss of the meadow in one way or another.

Some 82 responses referred to how the proposal would be out of keeping with the character of the area and similar to the point made regarding the loss of the meadow, the importance of the land was stressed in that the surrounding area is generally either intensely used for agriculture or is built upon. Some comments suggested that this proposal would lead to a dangerous precedent.

A further 114 references were made or raised regarding the impact of the proposal with regards to:

- General environmental concerns

And over 88 instances of raised concerns regarding:

- Pollution and air quality, as well as green house gases and climate change

Over half of the responses raised an objection regarding:

- Transport – Specifically Traffic since the new school was delivered; highway safety from the new accesses; no safe cycle routes locally; lack of bus services and alternative green modes of transport.

142 letters raised an objection that referred to:

- Drainage or Flooding impact and many specifically raised the point that the site and surrounding area currently suffers from flash flooding on seasonal occasions – The point was made that more hard surfacing would lead to a worsening of this affect. A couple of concerns were also made regarding potential subsidise for the new development given the soil conditions.

253 responses referred to:

- Lack of adequate local services such as GPs, education, and other basic primary services and some raised concern about the level of s106 contributions being offered towards improving local services.

A range of other concerns raised frequently by objectors are summarised below:

- Loss of agricultural land
- Non compliance with policy as it is coming forward piecemeal as part of the BCP, the site allocation has been removed from the emerging Local Plan which takes account of other housing already being delivered in Chatteris elsewhere which means that this site is not required for housing any longer
- Loss of sports facilities which were used by the school previously
- The developer and other stakeholders are driven by only money and profit
- Residents have been prevented from accessing the meadow by the owner
- 5 year management plan for Gaul Wood is insufficient
- The Health Impact Assessment submitted with the application is flawed
- Insufficient affordable housing is being provided
- Inadequate/insufficient consultation during the application and earlier allocation stages
- Management of public open space is required if approved
- Anti-social behaviour from the proposed scheme

It is worth addressing each of these points in turn where appropriate at this stage in the report. Firstly, the proposal will not result in the loss of agricultural land. As much of the correspondence received recognises, the land has been historically a park associated with Manor House and has been left largely as unmanaged grassland for many years, hence is described as and is now known as Wenny Meadow. With regards the acceptability of the proposal against various policies of the Local Plan, the proposal needs to be considered as a whole and this report attempts to make a reasoned and balanced judgement on the compliance of the proposal with the adopted local plan. The use of the land for sports has been mentioned on a number of the objection letters, however beyond informal use by

local children, which is not unexpected, the land would not be considered to represent any type of formal sports playing field. Therefore, the proposal would not result in any loss of sports provision.

With regards to developer profit, it is important to appreciate that the delivery of housing in the UK is largely dependent on the private sector being encouraged to bring forward development. Profit plays an important role in facilitating this, as well as enabling the delivery of affordable housing and other public benefits delivered by schemes, such as employment and growth. This proposal will deliver 10% of the housing in the form of affordable housing and it would deliver new public open space that would occupy a significant proportion of the land, which would need to be purchased and paid for by the developer to enable the rest of this scheme to come forward. For clarity, the application site is currently privately owned and there is no public right to access it, despite this, there is no evidence that the current owners have actively tried to prevent public access of the land. The new public open space that will be delivered by this scheme will be secured by legal agreement and its management arrangements will also need to be approved by the Council.

On the 5 year management plan for Gaul Road, this has been assessed by the Council's Wildlife Officer who appears satisfied that the proposal meets adopted policy requirements.

Cambridgeshire's Police have also considered the scheme with regards to designing out crime and is satisfied with the proposals. Furthermore, an additional condition will be imposed to ensure that the development meets Secure By Design accreditation. It is not anticipated that the proposal would lead to an increase of antisocial behaviour. To the contrary, with increased natural surveillance and better lighting and safer walking/cycling routes, the proposal may reduce the risk and fear of crime.

The content of the Health Impact Assessment has been considered in the various parts of the main assessment segment of this report.

With regards the others matters raised by objectors, these have also been considered in the main body of this report.

There was also several objectors that recognised that the proposal would bring forward some needed housing for the district.

There were several objection responses from a Mr Lawrence Weetman who undertook a survey of those who walked and used the meadow. His letters explain that this was attempted during the pandemic so an online survey was carried out and the results were that more than 80 different residents made over 400 records of use of the meadow via the online census form that was provided by this objector.

Mr Weetman along with a newly formed "Friends of Wenny Road Meadow" Society asked an Ecologist Kevin Hand MSc MCIEEM to review the Biodiversity Net Gain Assessments and Ecological Management Plans submitted as part of this application. A range of concerns were raised which included:

- It is not clear how the mitigation in the EMP will be secured/funded in the long term

- It is not sufficiently clear how the most valuable trees on the site will be protected.
- The grassland habitat types may have been miss classified in the Biodiversity Metric
- The scattered trees have been considered together rather than as valuable trees in their own right – with the ancient trees deserving more weight in the metric
- The site may qualify for the BAP Priority Habitat type of Wood Pasture and Parkland.

In multiple correspondence with the Council, Mr Weetman has repeatedly objected to the scheme on the grounds of loss of the green open space and impact on biodiversity. A range of associated comments and points have been made regarding the biodiversity compensation and offsetting arrangements as well as concern regarding protecting wildlife and protected species. For example, his letter of the 30th June refers to a record for Butterfly Conservation recording a large colony of white letter hairstreak butterflies, which are a priority species.

In Mr Weetman's letter of the 20th June 2022, reference is made to the Parish Poll in Chatteris on the 7th June 2022. Voters were asked if they would like Wenny Meadow to become a designated Local Open Space and protected from development. According to the correspondence provided, 92% voted "yes".

The letter also reiterates that this allocated site has been removed from the emerging Local Plan and that other housing for Chatteris has been identified and approved elsewhere.

Mr Weetman in his correspondence of the 18th January 2023 highlighted a concern with regards to drainage and asked whether the developer should be seeking approval to discharge into Anglian Waters drainage prior to securing consent. This can be secured post planning permission and Anglian Water who were consulted as part of this application has advised of what is necessary.

Supporters

1 letter of support was received which pointed out that the application site is private land and that there is loads of meadow left for walking. Also, the comment highlighted that the scheme would deliver new tree planting, social housing and new homes.

Representations

3 representations raised concerns similar to the objectors above, but also highlighted some benefits of the scheme. 1 response was from an adjoining landowner who raised concern that this application coming forward on its own would be detrimental to the overall development potential of wider site allocation.

6 STATUTORY DUTY

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

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

6.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

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

LP4 – Housing

LP5 – Meeting Housing Need

LP7 – Urban Extensions

LP10 – Chatteris

LP13 – Supporting and Managing the Impact of a Growing District

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

LP19 – The Natural Environment

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received are being reviewed and any changes arising from the consultation will be made to the draft Local 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:

Policy LP1 – Settlement Hierarchy
 Policy LP2 – Spatial Strategy for the Location of Residential Development
 Policy LP4 – Securing Fenland’s Future
 Policy LP5 – Health and Wellbeing
 Policy LP7 – Design
 Policy LP8 – Amenity Provision
 Policy LP11 – Community Safety
 Policy LP12 – Meeting Housing Needs
 Policy LP19 – Strategic Infrastructure
 Policy LP20 – Accessibility and Transport
 Policy LP22 – Parking Provision
 Policy LP23 – Historic Environment
 Policy LP24 – Natural Environment
 Policy LP25 – Biodiversity Net Gain
 Policy LP27 – Trees and Planting
 Policy LP28 – Landscape
 Policy LP29 – Green Infrastructure
 Policy LP30 – Local Green Spaces and Other Existing Open Spaces
 Policy LP31 – Open Space and Recreational Facilities
 Policy LP32 – Flood and Water Management
 Policy LP33 – Development on Land Affected by Contamination
 Policy LP34 – Air Quality

However, the site is not part of the draft allocation LP39.03.

8 KEY ISSUES

- **Principle of Development**
- **Health and wellbeing**
- **Economic Growth**
- **Heritage and Impact on the Visual Amenity of the Area**
- **Residential Amenity for Future Occupiers**
- **Impact on Neighbours**
- **Air Quality**
- **Noise**
- **Contamination**
- **Flooding and Drainage**
- **Archaeology**
- **Biodiversity and Ecology**
- **Trees and Landscaping**
- **Transport**
- **Designing Out Crime**
- **S106/obligations**

9 BACKGROUND

9.1 In 2017, initial pre-application discussions with the local residents of Chatteris took place over a four day public exhibition in the Town Centre where the Broad Concept Plan was presented to the public and councillors ahead of its adoption by FDC at Planning Committee later that year.

9.2 The land owner, Cannon Kirk (UK) Limited has undertaken initial pre-application discussions with both Fenland District Council and

Cambridgeshire County Council (Highways) regarding this application and the preparation of the Site Layout.

9.3 Some of the key points raised by Officers were:

- The proposal will need to integrate with the existing surrounding residential development and future development as part of the East Chatteris extension.
- The area to the west needs to remain as protected archaeological open space.
- The application must comply with the adopted Local Plan and align with the details of the allocation and the BCP.
- The development will need to provide a scheme that integrates well with the local area and provides clear and direct foot and cycle links.

9.4 A formal pre-application meeting with FDC occurred on 12th May 2021 and the Council issued a formal response which set out the relevant policy context for the proposed site and its status as an allocated site in the Adopted 2014 Fenland Local Plan.

9.5 Officers have sought that the site be delivered in accordance with the approved Broad Concept Plan (2017) and to reference discussions about the delivery of the wider land parcels within the approved BCP and allocated landholdings.

9.6 At pre-application stage, there was an initial offer of 20% affordable housing, however, this has now been superseded by the viability report submitted with this application (which would deliver 10% affordable).

9.7 The Officer's comments on the layout and connectivity were noted in the submitted Planning Statement. In particular, it discussed extensively the point of Biodiversity. It explains that given the site has a wide range of biodiversity assets, the applicant would seek to maintain and improve on the sites habitat as set out in the accompanying Environmental Management Plan which accompanies the application.

9.8 The Applicant in their submitted Planning Statement mentions S106 matters, but, has explained that they consider the matter to be superseded at this time by the viability report submitted in support of this planning application. It states that a large overprovision of open space is to be delivered along with a LEAP to meet the requirement for children's play.

10 ASSESSMENT

Principle of Development

10.1 The adopted Fenland Local Plan (2014) sets out the Council's objectives for the development of housing within the district during the Local Plan period of 20 years. In respect of Chatteris which is one of the four principal market towns in Fenland three broad locations for growth have been identified to the north, south and east.

- 10.2 The proposed scheme will deliver the first of the expected phases (93 dwellings) of the East Chatteris allocation which cumulatively will provide approximately 350 new homes. The principle of housing growth in this location is, therefore, compliant with Policy LP10 subject to the proposals full consideration of other relevant planning policies and compliance with the Broad Concept Plan as required by Policy LP7.
- 10.3 The proposed scheme fully accords with the overall national objective in respect of delivering new housing development which is provided for by the Adopted Fenland Local Plan. The site is allocated for development and as such forms part of the housing land supply. If this planning application is approved, it will facilitate the delivery of the allocated housing site. as the proposal is in accordance with LP4 and LP5 of the Fenland Local Plan and policy LP12 of the emerging Local Plan.
- 10.4 The delivery of 93 residential units also conforms to the national objective within the Framework (paragraph 50) to provide a choice of quality homes which will vary in size, range and tenure and include the delivery of affordable housing on the site. Policy LP5 – Meeting Housing Need of the adopted development plan identifies a need for 25% of dwellings to be affordable, however, Fenland District Council’s revised draft Local Plan and CIL Viability Assessment issued in March 2020 (dated December 2019) finds that sites which fall within the southern portion of the district (below where the A47 crosses the River Nene by the Rings End Roundabout at Guyhirn) should seek to deliver 20% affordable housing.
- 10.5 An independent Viability Assessment has been submitted alongside this application which provides details of viability relating to the proposal. This assessment concludes that the development would not be expected to come forward as it would be unviable to provide a policy compliant level of affordable housing and the scheme would still be unviable with a 10% affordable housing contribution.
- 10.6 Notwithstanding this being the case, the Applicant is prepared to offer a 10% affordable housing contribution which will be secured as a public benefit of the scheme. The principle of delivering housing on this part of the already approved East Chatteris Broad Concept Plan, is supported by policies LP1, LP2, LP3, LP4, LP5, LP7, LP10, and LP13 of the Fenland Local Plan and the National Planning Policy Framework.
- 10.7 It should be noted that the BCP allocation does not feature in the emerging Local Plan and now falls outside of the defined urban area of Chatteris. Furthermore the application site is now shown as Local Green Space. However, given that the emerging Local Plan is an early stage and the change in policy in relation to the site is subject to objection, very little weight can be given to the emerging plan.

Health and wellbeing

- 10.8 The Healthy People, Healthy Lives: our strategy for public health in England White Paper published by the coalition government in November 2010, highlights the influence of the environment on people’s health. While the

White Paper was released by a previous government, it is still useful to consider the objectives it sets out as many of them are still relevant.

10.9 This includes:

- Creating healthy places to grow up and grow older in.
- Seeing active travel and physical activity becoming the norm in communities
- Creating an environment which supports people in making healthy choices and which makes these choices easier.

Also, Chapter 8 of the NPPF refers to '*Promoting healthy and safe communities*'. Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for each pedestrian and cycle connection within and between neighbourhoods, and active street frontages;
- b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) Enable and support healthy lifestyles, especially where this would address identified local health and well being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking cycling.

National Planning Practice Guidance (NPPG) further strengthens the relationship between health and planning and recommended the use of HIAs where there are expected to be significant impacts on an area.

10.10 Emerging Local Plan Policy LP5 'Health and wellbeing' and Policy LP2 of the adopted Fenland Local Plan (2014), called Facilitating Health & Wellbeing of Fenland Residents, sets out a range of areas and actions where development proposals can contribute to health and wellbeing. It requires the submission of a Health Impact Assessment for development of this scale. This application is supported by a Health Impact Assessment (HIA) which sets out the potential health effects associated with this proposed development. The scope of this HIA has been agreed with Officers during the pre-application stages.

10.11 The HIA explains that the geographical areas that will be influenced by the Proposed Development will include the area within which the application site is situated and the immediate surrounding areas (to a greater and lesser degree), as well as Fenland local authority area. The people that are assessed as being most heavily influenced by the Proposed Development are considered to be those that interact with the area currently. The Proposed Development will also have more strategic implications and will affect the whole of the administrative area. Therefore, different areas are assessed in terms of the existing needs and the potential implications of the development.

- 10.12 An assessment of the local conditions/circumstances of importance in terms of health and well-being has been undertaken. Various consequences of the Proposed Development that have the potential to impact on health and well-being have been considered. This assessment is not solely concerned with the health status of a population but also the wider influences of health that lie outside the formal health sector. There are a wide variety of such factors (such as employment, transport and access to services and facilities) and their effects are felt in different ways.
- 10.13 The Fenland district scores and ranks relatively lowly for certain deprivation domains, including health and housing, as well as for economic activity since the onset of the Covid-19 pandemic. However, the specific area around the application site scores significantly better than the district for health and economic deprivation and as such is an ideal location to build on these improvements, thereby improve the position of the district as a whole.
- 10.14 The proposal will provide the existing community with a new public open space (a park), in a high quality green environment, with enhanced cycle pedestrian links with easy access to local services, as well as a new children's play area, as such, the scheme will make a valuable contribution to improving the overall health of the local community.
- 10.15 High quality design plays a vital role in health, by ensuring that key health determinants are addressed from the outset of new communities being established.
- 10.16 The proposal is considered to be designed following core design principles of establishing a strong sense of place, with particular regard to the principles contained in local plan policies and the NPPF. This includes the retention of natural features and the incorporation of trees and hedgerows. Accessibility by all modes of transport is incorporated into the design, with movement on site given appropriate consideration to ensure safety and accessibility for those travelling by sustainable modes.
- 10.17 It is appropriate to assess the primary care service provision of doctor's surgeries, dental surgeries, opticians and pharmacies as these are the most commonly accessed forms of healthcare service, and therefore will most likely experience any increase in demand resulting from this development. Analysis of secondary and tertiary healthcare has been fully considered as part of this application. Health organisations such as CCG / NHS/ Ambulance service have been consulted and they have request developer contributions to mitigate the impacts of the development. However , the site specific viability assessment for the development has demonstrated that no contributions can be afforded.
- 10.18 The largest full-service hospital is at Hinchingsbrooke Hospital, 16 miles south-east of Chatteris and around a half hour drive away.
- 10.19 Local Education Authorities (LEA) have a statutory duty to secure sufficient school places within their area. The school that any particular child attends is a matter of parental choice subject to availability of capacity at the selected school. It is always subject to the overriding requirements of any

published admission criteria that the school has, as well as the appeals procedure for individual pupils.

- 10.20 There are three pre-school or nursery age care facilities in Chatteris, within easy reach of the application site.
- 10.21 Further nursery facilities are available in the neighbouring towns and villages that could be convenient to residents working in March or Huntingdon.
- 10.22 There are two primary schools in Chatteris, both less than half a mile from the application site. These are Glebelands Primary Academy and Kingsfield Primary School. There is a further Primary School in nearby Doddington, 5 miles north of Chatteris. There is also adequate capacity at these schools.
- 10.23 Chatteris is fortunate to have its own secondary school, while there are two further secondary schools around 6 miles away in March and Ramsey respectively. There is also significant capacity at these schools.
- 10.24 There are a wide range of facilities and local services in Chatteris town centre which is half a mile from the western side of the site. The town includes a post office, local shops, leisure and recreation and community facilities.
- 10.25 Chatteris is also well served by local bus services connecting the town with direct services to nearby centres including March, Ely, and Huntingdon. The application site is in close proximity to bus stops for these services. The closest stop is the Wenny Estate stop, just adjacent to the proposal site.
- 10.26 Overall, given the nature of the proposals and its design, the scheme supports the Neighbourhood and the Built Environment as a key determinant of general wellbeing, by offering accessible green and play space, natural environments, habitats and cultural assets.
- 10.27 The scheme design allows for natural surveillance of public space and privacy of private spaces.
- 10.28 Walking and cycling routeways offer accessibility and permeability via sustainable transport means, while also offering connectivity to local facilities and integration with the existing community.
- 10.29 The proposed scheme is shown to have a positive impact on the determinants of health as defined and set out in the submitted HIA, particularly in terms of creating employment opportunities, providing labour supply to the local economy, and addressing issues of deprivation outlined in the area profile.
- 10.30 The education authority has requested contributions to mitigate the impacts of the development so that additional early years, primary and secondary school places can be provided. It has also asked for contributions for library improvements. However, due to the viability position of the development, no contributions can be made by the developer.

Economic Growth

- 10.31 In terms of Economic Stability, the development provides important employment opportunities at the construction phase in an area that has seen a substantial loss of economic activity during the Covid-19 pandemic. New occupants will provide new expenditure in the town, supporting local services and economic sustainability, while also sustaining vital public services, including local schools.
- 10.32 The proposed development involves the design and build of a new residential community of 93 dwellings with landscaping, access paths and play-space. The construction phase of up to 2 years will create temporary employment in the construction sector and elsewhere through multiplier effects.
- 10.33 Taking an estimation of the capital investment cost of the build phase, it is possible to estimate employment impact by dividing cost by average construction GVA per job in the Eastern Region. Construction cost is estimated using the RICS Building Cost Information Service.
- 10.34 Construction is estimated to generate 27 jobs on site over the life of the build, as well as 48 supply chain and multiplier jobs, creating a total of 75 jobs. The contribution to economic activity, measured in GVA (gross value added) generated by the construction phase, is estimated at £10.3m. But given the multiplier affect with much of this money circulating within the wider economy, the impact financially will be greater.
- 10.35 Once the proposed scheme is operational, it will provide temporary first occupier expenditure, permanent new annual household expenditure (generating employment), and additional labour supply.
- 10.36 In terms of the benefits operationally, the development can be expected to add 214 new residents of which at least 103 can be expected to be economically active, with 30% of these in high value employment roles.
- 10.37 First occupation expenditure (the amount new homeowners spend on average in the first year after moving into a new home) is estimated to be in the region of £500,000 while average annual household expenditure generated by the development should amount to just under £3m. Of this, around £1.3m per annum can be expected to be spent in the retail and leisure sector. With this money recirculating within the wider local economy from the support financially to these forms of employment and businesses.
- 10.38 Therefore, the proposal will make a significant contribution to temporary and permanent employment in the town and district and the economic benefits should be welcomed.

Heritage and Impact on the Visual Amenity of the Area

- 10.39 Paragraph 130 states that planning policies and decisions should ensure that developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and

- appropriate and effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

10.40 Chapter 16 of the NPPF refers to '*Conserving and enhancing the historic environment*'. Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

10.41 Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

10.42 Paragraph 197 states in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

10.43 Paragraph 199 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 10.44 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.
- 10.45 Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back in to use.
- 10.46 Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.47 Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 10.48 The applicant has submitted a Heritage Report with this application and subsequent supporting heritage information has been provided to address comments received from the Council's Conservation Officer.

The site contains or affects a number of designated and non-designated heritage assets. These include:

- Home Guard Store and Spigot Mortar emplacement in the southeast corner of the site which were utilised by the Home Guard and dates from WW2. These are considered to be non-designated heritage assets of local value.
- The Grade II Listed Wall to Manor House and NO. 19 Wenny Road, located immediately adjacent to the western site boundary (1310293)
- The Grade II Listed Barn, Stables and Cowhouse to Manor House c. 15m west of the site (1125974).
- The Grade II Listed Manor House c. 45m west of the site (1161041);

- Wenny Meadow
- The Grade II Listed Icehouse, 100 yards east of No. 19 Wenny Road c. 55m west of the site (1331945);
- The Grade I Listed Church of Saint Peter and Saint Paul c. 525m north of the site (1126000).

10.49 The Council's Conservation Officer has reviewed the Heritage Statement prepared by Pegasus Group and considers it complies with paragraph 194 of the NPPF and policy LP18 of the Fenland Local Plan (2014). Therefore, the level of detail provided is proportionate to the asset's importance and is sufficient to understand the potential impact of the proposal on their significance, in accordance with the NPPF.

10.50 Nevertheless, the Council's Conservation Officer has sought 3rd party specialist conservation advice to inform their comments and the level of significance of all relevant heritage assets have been fully and appreciably understood to inform this recommendation.

10.51 The Council's Conservation Officer also accepts that there would be no harm to the icehouse or the church arising from the proposed development. Given that the consultee response is silent regarding the Home Guard store and Spigot Mortar emplacement and these are being retained, it is reasonable to consider that no harm is identified to these heritage assets either.

10.52 Therefore, the Conservation Officer's response focuses and is split in its consideration of the significance and related impact on heritage into 3 parts which are the impact on the 1) Manor House and associated buildings which include the listed wall and buildings (designated heritage assets); 2) Conservation Area (designated heritage asset); and 3) Asset of Local Importance – Wenny Meadow (undesignated heritage asset).

10.53 In terms of the impact on the Manor House, this is considered to occur in multiple respects, but primarily concern the partial loss of private open space (Wenny Meadow – known historically as Manor Park) which has a historic association with the Manor House; impact on the setting to this building; and impact on views to and from the listed buildings. See conservation officer consultee response section for full details of their consideration.

10.54 With regards to the impact to the Conservation Area, the area to be developed forms a setting to the Conservation Area, though it falls outside of the boundary. The Council's Conservation Officer accepts that the development would not have a significant impact on the wider landscape character, however, the proposal will have a significant impact on this unique pocket of 18th century parkland landscape and its presence in its current condition, is key to understanding the development of the town from the medieval era through to its Victorian heyday and forms an important landscape and link and historic setting to the conservation area. Fenland's Conservation Officer states that "its partial development will significantly erode this setting and the benefit it gives to the understanding of the character, appearance and development of the conservation area."

10.55 With respect the Asset of Local Importance, the central aspect of this is the partial loss of the private open space, which sits side by side with the

considerations in relation to the impact on the Manor House, as the land had formed part of this historic premises. This potential asset of local importance has historic, aesthetic and archaeological significance, as well as a communal significance which makes it of heritage value in its own right.

10.56 Historic England has acknowledged that Wenny Meadow is of interest for its local history and as an evocation of an English landscape garden and has already been identified for formal assessment and inclusion on a list of locally important heritage assets, which is being developed in partnership with the County Council with funding awarded from MHCLG. However, Wenny Meadow at present remains a non designated heritage asset.

10.57 With respect to non-designated heritage assets, Paragraph 203 of the NPPF states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

10.58 In terms of the overall level of harm caused by the development to designated heritage assets (ie. The Manor House and Conservation Area), the proposal is considered to cause less than substantial harm although there is a difference in opinion as to where on the less than substantial harm spectrum the proposed development would lie. For the purposes of assessing this proposal against adopted national policy and especially Paragraph 202 of the NPPF, a vigorous approach is to assess it on the basis of the worst case scenario or assessment.

10.59 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

10.60 Therefore, turning to the balance, Fenland Council's Conservation Officer recognises that there will be public benefits delivered by the scheme and that a balanced decision would need to be taken as to whether the public benefits outweigh the less than substantial harm identified.

10.61 It is noted and it should be appreciated that the proposal would not result in physical impact to the original fabric of the Manor House or listed wall. These would remain intact. Also, there is no mention of the wider landscaped parkland in the listing for the Manor House or associated listed buildings, but the land forms an integral part of their setting. Also, there is a long association between the use of this land and Manor House.

10.62 However, it is also appreciated that the proposal has been designed in a heritage led manner in order to mitigate this harm to the setting by keeping the areas immediately adjacent to the listed buildings open. The development will be positioned away from the listed buildings in the less sensitive areas of the application site. As such, the area which is being developed and therefore affected more, is of lesser significance to these listed buildings in terms of their impact on their setting.

10.63 There is also the social and historical use of the land and its association with the Manor House which arguably can be less tangible, but still of

significant heritage value. The proposal would result in the loss of approximately half of the open space and as such would cause the partial loss of this non designated heritage asset. However, this must also be weighed against the benefits of the scheme.

10.64 The Council's Conservation Officer has relied upon the specialist advice of Sarah Spooner to inform her comments regarding the impact on the landscape and these comments suggest a level of less than substantial harm that would be at the high end of the spectrum.

10.65 However, the Heritage Statement submitted by Pegasus Group (June 2021) concludes that the proposed development within the site would result in less than substantial harm at the low end of the spectrum.

10.66 Although both the Heritage Statement and the Conservation Officer's response conclude that the proposed development would result in less than substantial harm to the overall heritage significance of the Grade II Listed Manor House, Wall and Barn, Stables and Cowhouse there is a difference in opinion as to where on the less than substantial harm spectrum the proposed development would lie.

10.67 A proportion of the historic landscaped private open land would be lost. However, this harm is clearly mitigated by the design layout of the scheme which is consistent with the East Chatteris Broad Concept Plan and leaves the areas open which are closer and within the immediate vicinity of the listed buildings. This means that a significant part of the land remains open, and the most sensitive areas would be kept clear of development, whilst allowing this allocated site to come forward for housing.

10.68 The Council's Conservation Officer accepts that the delivery of the proposed housing would be a public benefit of the scheme, albeit in their opinion, insufficient to outweigh the harm.

10.69 However, it is crucial to consider an important aspect and public benefit of this proposal which is that the western half of the site will be safeguarded and protected as public open space for residents of Chatteris and Fenland in perpetuity. It is accepted that the land was historically used in connection with the main house and that it was used as a plantation and that on occasion it may have been used for public events. Also, it is clear that the land is being used currently by members of the public despite its private ownership. The land has a social and historical association with the main Manor House, but I give significant weight to the public benefit of securing the western part of the site as Public Open Space.

10.70 It is also my opinion that this is likely to lead to the listed buildings which are remaining completely intact to be seen and appreciated more by the public, thereby better revealing their significance, despite the partial loss of the wider open landscape.

10.71 The Conservation Officer's response notes that there are views from within the site towards the assets and vice versa. The response includes an extract from Dr Sarah Spooner, Professor of Landscape History at the University of East Anglia, who specialises in the research of smaller designed landscapes. Dr Spooner states that the planting within the park was of a naturalistic

design which was 'subtly designed to enhance the views from the upper floors of the house' and 'the house and associated farm buildings are designed to be seen and appreciated from within the area of the park itself – a typical arrangement of this period'. The Conservation Officer states that the Manor House complex can be viewed from the further edge of the meadow. These views are glimpsed and do not allow for the architectural and historic interest of the complex to be fully appreciated, although are still considered to contribute to the overall heritage significance of the asset. These views are considered to be more incidental than 'subtly designed' and are not considered to be key views of the assets. Views towards the assets will be retained from the western extent of the site, and it is from this area within the site where the architectural and historic interest of the assets can be best understood. The proposed development would result in the alteration of views out of the Manor House, although the meadow character will be retained in the western extent of the site. The heritage-led design has sought to retain views, although due to the loss of some of the views from the landscaped land and out from the Manor House complex, some harm will occur.

10.72 As mentioned, the site and the wider area has been allocated within the Local Plan (2014) as a strategic allocation, having first been identified as such in 1993, and previously went through rounds of consultation with Fenland District Council. Policy LP10 – Chatteris of the Local Plan states the following with regards to the 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.”

10.73 The site layout as proposed has taken this into consideration by focussing the development in the eastern extent of the site only and by retaining the area of the western extent as public open space which retains a parkland-like character.

10.74 To summarise, on the matter of heritage and balance, part of the wider landscape will be lost to allow this development to come forward. Undoubtedly this open space has a significance and an association with the Manor House and associated listed buildings, however it still forms only a small part of the significance of the listed buildings. The proposal will also result in the partial loss of this non designated heritage asset.

10.75 The harm is less than substantial and the advice from Sarah Spooner which has been incorporated within Fenland's Conservation Officer's response has clearly outlined the significance of this heritage asset in its own right and its significance to the surrounding listed buildings.

10.76 This report has weighed the harm identified from the proposal against the public benefits of the scheme which include delivery of an integral phase of an allocated housing site which is expected to deliver needed housing for the district which should be given moderate weight given the proportion of affordable housing being offered; the provision of public open space for the reasons set out above, is a substantial public benefit that should be given significant weight; as well as the economic and health benefits which I would afford moderate benefits. Therefore, it is considered that the public benefits of this scheme would outweigh the harm in terms of heritage and the proposal is considered to comply with Paragraph 202 of the NPPF.

10.77 It is still worthwhile considering the proposal against paragraph 201 of the NPPF. This paragraph sets an even higher bar to overcome the obvious greater level of harm associated with this type of development (for proposals that cause significant harm). It states that:

“local authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

10.78 Firstly, it is clear from Paragraph 201 that if a scheme delivers substantial public benefits or all of the above criteria apply, then planning permission should be approved. It is worthy to consider the subject proposal against a) the nature of the heritage asset prevents all reasonable uses of the site. In this particular case, the application site forms part of a wider allocated site for housing and it's a highly sustainable location within Chatteris. Given the nature of the open land, this would prevent all reasonable uses of the site which would seek to comply with adopted policy with regards to the delivery of this allocated site. There is also no evidence that an alternative viable use of the land could be found given its constraints. In addition, it is considered the harm and loss is outweighed by the benefit of securing approximately half of the land for public open space. Given the level of compliance with Paragraph 201 of the NPPF, members should be reassured that the proposals provides adequate public benefit to outweigh less than substantial harm, in accordance with local and national planning policy.

10.79 In terms of the wider impact of the proposal on the visual amenity of the area, the proposal follows general good urban design principles and will create attractive new streets and cul de sacs, with dwellings appropriately providing strong building lines and sufficient building types being used to provide visual interest within the development itself. The proposal also takes advantage of the parkland and listed building setting by engaging with it and presenting itself to it, having large attractive houses view backwards, like some of the historic linear tree planting did previously. Overall, despite the heritage harm which has been weighed appropriately above, the proposal

would be of good quality design, in accordance with adopted policies LP16 and LP18 and emerging Local Plan policies LP7 and LP23.

Residential Amenity for Future Occupiers

Internal Amenity

- 10.80 The Government's national space standards contained in the Technical Housing Standards set out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupiers.
- 10.81 The development will exceed the minimum internal floor space standards of Technical Housing Standards.
- 10.82 Given the nature of the proposed dwellings, all of the units would be dual aspect and all of the habitable rooms would have access to adequate outlook and daylight. Building Regulations would ensure accessible level entrances to all of the new homes and the internal spaces are generally spacious.
- 10.83 Overall, the proposed internal accommodation is considered to be of a high standard to the benefit of future occupiers, in accordance with Fenland's Local Plan, the national technical housing standards, and emerging policy LP8 Amenity Provision of the Local Plan.

External Amenity/Open Space

- 10.84 All properties benefit from good sized associated private amenity spaces in the form of gardens. Plot 87 has the smallest private garden within the development, however this is still approximately a third of the plot and is therefore compliant with Policy LP16 of the emerging Fenland Local Plan. The wider site also provides significant wider public open space and publicly accessible amenity open space, in accordance with policy LP31 of the emerging Local Plan. In addition, a LEAP is provided to meet the needs of younger year children play space provision. Given the delivery of nearly 50% of the site as public open space, the development is well catered for in terms of open space and external amenity for future residents and existing neighbours. The management and safeguarding of the new public open space will be secured through a planning obligation should planning permission be granted.

Impact on Neighbours

- 10.85 The built form and mass of the proposal is situated away from neighbouring properties and would not directly harm the residential amenity of neighbours. Therefore, the proposal would be considered to comply with policy LP8 of the emerging Local Plan and with current adopted policies. Other considerations such as the impact on transport infrastructure and health provision are considered in other sections of this report.

Air Quality

- 10.86 An Air Quality Assessment (AQA) has been completed for the proposed development that considers the potential for air quality impacts associated

with the construction and development of the proposed scheme. The AQA concludes the overall significance of potential impacts on air quality are 'negligible' and that the development 'accords with both national and local planning policy' and accepts that new developments should "identify, manage and mitigate against any existing or proposed risks from sources of noise, emissions, pollution, contamination, odour and dust."

10.87 The submitted AQA and Dust Management Plan (DMP) has identified potential air quality impacts as a result of fugitive dust emissions arising from development to be undertaken at the proposed site. These were assessed in accordance with the Institute of Air Quality Management (IAQM) methodology and the information submitted states by implementing good practice dust control measures, 'the residual significance of potential air quality impacts from dust generated by earthworks, construction and track-out activities is likely to be negligible'.

10.88 Fenland's Environmental Health Protection welcomes the submitted AQA as it correctly identifies if any sensitive receptor is likely to exist in the vicinity of the application site but it also provides for;

- a stakeholder communications plan
- person(s) accountable for air quality and dust issues
- display contact information
- undertake daily inspections
- record dust and air quality complaints & undertake appropriate measures to reduce emissions in a timely manner etc.
- agree dust deposition, dust flux, or real-time PM10 continuous monitoring locations with the Local Authority including baseline monitoring before work commences
- machinery and dust causing activities to be located away from receptors
- and other relevant dust control measures

10.89 The Environmental Health Team recognises these measures if implemented as outlined in Table 6.5 of the AQA, the effect from all dust generating activities is likely to be negligible at receptor locations.

10.90 Therefore, a construction environmental management plan will be appropriate in these circumstances which will safeguard air quality, in accordance with LP14 of the Fenland Local Plan and policy LP34 of the emerging Local Plan. This will be secured by condition.

Noise

10.91 Fenland Council's Environmental Health Team has advised that there are no concerns that this development would have an adverse impact upon the local climate.

10.92 In terms of noise, and to conform with the desired criteria outlined within BS8223:2014, the submitted Noise Impact Assessment (NIA) has stated the proposed amenity space should be situated so as to be screened from the nearby primary road (A142) by the proposed buildings, through considerate acoustic design, building mass and orientation. Where this is not practicable, the use of boundary fencing has been offered as an alternative to providing

additional or alternative noise attenuation, likely to be at ground floor levels, thus reducing the impact of the traffic noise considered to exist at the site.

10.93 The Council's Environmental Health Team welcomes this approach to address the potential for unwanted noise arising from existing noise sources near to or at the application site along with, the comments found within the NIA which states the site is suitable for residential development provided the specifications for glazing outlined in the submitted information and the recommendations for noise mitigation measures have been implemented. This mitigation is required by Building Regulations, therefore specific window details are not required in this circumstance. Nevertheless, to ensure noise is mitigated during construction, a condition is imposed to secure a construction environmental management plan.

Contamination

10.94 A Contaminated Land Report has been submitted to support this application. The results of the intrusive site investigation for ground contamination states areas of made ground were encountered on site where the chemical analysis test results indicated contaminant concentrations were found beneath levels of concern or need for remedial action. The investigation undertaken by Harrison Group Environmental Ltd concluded there is no significant risk to the identified sensitive receptors at the application site and it is suitable for the intended use or occupation by future residents.

10.95 During the investigation, elevated levels of ground gases were not recorded and as such, the site is stated to fall within the 'very low risk' category for carbon dioxide and methane.

10.96 The Environmental Health Team accept the findings of the submitted report and agrees that ground gas protection measures are unlikely to be required for this proposal, but in the event potentially contaminated soils are discovered during the construction phase, a condition has been recommended which will advise the developer to inform the LPA of this discovery and agree that any such discovery should be followed with seeking the advice of a specialist before any further work continues.

10.97 Subject to an 'Unsuspected Contaminated Land' condition, future residents and users of the open space will be safeguarded from the risks of contaminated land in accordance with policy LP33 of the emerging Local Plan and the adopted local plan.

Flooding and Drainage

10.98 The development is situated in Flood Risk Zone 1 which is an area at least risk of flooding. A Flood Risk Assessment and Surface Water Update Note have been prepared and submitted as part of this application. They have been considered by the Lead Local Flood Authority who has not raised any objection to the proposals. Also, the Environment Agency has not raised any objection.

10.99 The strategy set out by the submitted documents demonstrate that the surface water from the proposed development can be managed through the

use of several combined SuDS features and restricting surface water discharge to QBAR.

10.100 Subject to conditions, the proposal would manage drainage and not lead to any risk of increased flooding, in accordance with local and national adopted planning policy and policy LP32 of the emerging Local Plan.

Archaeology

10.101 An Archaeological Evaluation Report & Earthwork Survey has been carried out by Oxford Archaeology on behalf of the client. Cambridgeshire Council's Senior Archaeologist has reviewed the submitted details and worked with the applicant to develop the scheme to ensure that it safeguards as much archaeology of interest. The Council's Senior Archaeologist has previously raised an objection by virtue of the impact of the scheme. However, it is considered that a sympathetic planting regime could be agreed between the Senior Archaeologist and the applicant for landscaping. Also, a LEMP and AMP are sought by means of S106. In addition, a condition will be imposed to further safeguard archaeological interest in the site. Subject to these measures, the development would be considered to safeguard archaeology in accordance with national policy.

Biodiversity and Ecology

10.102 The Council is required to have regard to the safeguarding of species and habitats protected under UK, European and International legislation when determining all planning applications. The main legislation includes:

- the Wildlife and Countryside Act 1981 (as amended)
- the Hedgerows Regulations 1997
- the Conservation of Habitats & Species Regulations 2017 (The Habitats Regulations)
- the Protection of Badgers Act 1992 and
- Wild Mammals (Protection) Act 1996

10.103 Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

10.104 Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to intentionally kill, injure or take a great crested newt or intentionally or recklessly destroy or disturb a great crested newt breeding or resting place. Great crested newts are likely to be hibernating in tree root systems, underground crevices, mammal burrows, rubble piles or old walls between October and February. Great crested newts will become active both terrestrially and within ponds between March and the middle of June. Any works impacting aquatic and terrestrial breeding and resting places which is used by great crested newts at any time needs to be certain that great crested newts are not present before the works take place.

10.105 Paragraph 98 of the NPPF states "the presence of a protected species is a material consideration when a planning authority is considering a

development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Local authorities should consult Natural England before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species' protection provisions affecting the site concerned. For European protected species (i.e. those species protected under the Habitats Regulations) further strict provisions apply, to which planning authorities must have regard”.

10.106 Paragraph 99 of the NPPF states “it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted”.

10.107 The biodiversity policy relevant to this proposal is policy LP19 ‘The Natural Environment’ of the Fenland Local Plan which states:

“The Council, working in partnership with all relevant stakeholders, will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland.

Through the processes of development delivery (including the use of planning obligations), grant aid (where available), management agreements and positive initiatives, the Council will:

- Protect and enhance sites which have been designated for their international, national or local importance to an extent that is commensurate with their status, in accordance with national policy in the National Planning Policy Framework.
- Refuse permission for development that would cause demonstrable harm to a protected habitat or species, unless the need for and public benefits of the development clearly outweigh the harm and mitigation and/or compensation measures can be secured to offset the harm and achieve, where possible, a net gain for biodiversity.
- Promote the preservation, restoration and re-creation of priority habitats, and the preservation and increase of priority species identified for Fenland in the Cambridgeshire and Peterborough Biodiversity Action Plans.
- Ensure opportunities are taken to incorporate beneficial features for biodiversity in new developments, including, where possible, the creation of new habitats that will contribute to a viable ecological network extending beyond the District into the rest of Cambridgeshire and Peterborough, and other adjoining areas”

10.108 The Wildlife Trust and the Campaign to Protect Rural England have been consulted as part of this application and they have raised objections to the proposal. However, Fenland’s Wildlife Officer has also been consulted and not raised an objection to the proposals subject to a range of conditions. Natural England have also not raised an objection.

- 10.109 This application is supported by an Ecological Appraisal, including all stage 2 survey reports (The Ecology Consultancy, 2021); an Ecological Management Plan (The Ecological Constancy, June 2022); a Biodiversity enhancement and Management Plan & Biodiversity Net Gain (The Ecological Consultancy, December, 2022).
- 10.110 The Council's Wildlife Officer has reviewed the submitted details and drawn the following conclusions which are that this application can be broken down into three parts, the ecological constraints, the onsite biodiversity loss mitigation and compensation and the off-site compensation.
- 10.111 While several ecological constraints are present within the site it is determined that the proposed mitigation and compensation within the Ecological Appraisal is sufficient to ensure no significant new negative impacts on ecological constraints.
- 10.112 The conditions recommended by the Wildlife Officer will ensure that the suggestions within the Ecological documentation are implemented correctly during construction.
- 10.113 The construction of this application will result in real terms loss of onsite biodiversity, the exact scale of this loss is debated however it can be confirmed that there will be a net negative impact on biodiversity. The Ecological Management Plan demonstrates that this negative impact has been kept to a minimum. The implementation of this plan in full is imperative to the success of this site from a biodiversity perspective.
- 10.114 Some of the biodiversity loss from the onsite construction is being mitigated through an off site Biodiversity Enhancement scheme, detailed within the Biodiversity enhancement and Management Plan. A species-rich semi-improved grassland to off-set the impacts of the Wenny Road development is proposed. It is important to note that this scheme is proposed to take place a significant way from the site – Gaul Road east of March. No site closer to Chatteris could be found on which to locate the Biodiversity Enhancement Scheme. The proposed development at Wenny Road will result in a loss of 9.14 biodiversity units, while the compensation and enhancement at Gaul Road will provide a gain of 11.89 biodiversity units. The combined on-site and off-site interventions will result in a net gain of 2.75 biodiversity habitat units; representing a 5.80% gain overall. In addition to this, there will be a net gain of 7.59 hedgerow units; representing an overall net gain of 90.59%. From a wildlife perspective it is determined that this plan demonstrates that the applicant has followed the mitigation hierarchy, and as much as reasonably possible the biodiversity loss has been mitigated for. It is important to note that this consultation does not take into account the impact on the local population of the movement of the biodiversity, only that all reasonable steps have been taken to ensure minimal biodiversity loss within the Fenlands District area as a whole.
- 10.115 While all statutory and legal obligations of the applicant are satisfied and the applicant has demonstrated that as much biodiversity loss as possible has been mitigated for, overall the proposal will result in a net loss of biodiversity. As such, Fenland's Wildlife Officer has stated that an objection to the loss of biodiversity could be considered appropriate if the loss is

considered not in the best interest of the FDC area. However, as the scheme is considered to deliver wider public benefits such as the creation of new public open space and it will bring forward this currently allocated site, an obligation to secure offsite biodiversity enhancements is recommended. At the moment, limited weight is being given to the Council's emerging Local Plan and policies LP24 and LP25. The latter would require a 10% improvement in biodiversity.

Trees and Landscaping

- 10.116 The applicant has submitted an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) relating to the trees to be retained on site.
- 10.117 The proposed development appears to retain much of the tree cover with removals required in the boundary vegetation for site access along the Wenny Road frontage. This is mainly through young/semi-mature Elm, Oak, Field Maple, Ash and Horse Chestnut, and it is noted that a number of dead Elm were removed under TPO application F/YR21/0606/TRTPO. However, with reference to the AIA, trees within group G003 (Oak sp.) will also be removed, whilst the numbers are low, this is an important linear landscape feature comprising trees of generally long-term potential.
- 10.118 Further works are proposed within boundary groups for arboricultural reasons i.e. the removal of dead/dying trees or removal of defects.
- 10.119 The direct damage on the tree population from tree losses is low, however, a number of the trees have defects that are important to wildlife e.g. cavities, deadwood, decay.
- 10.120 These characteristics are particularly important for invertebrates dependant on dead/decaying wood (saproxylic). The applicants own invertebrate survey of 2015 notes that the populations of saproxylic invertebrates is important and with further surveying is likely to reach the threshold for regional significance (Cambridge Ecology Invertebrate Survey Report 2015 section 4.8.). The report further notes that the False scorpion was present on a number of old Oaks and is rare both locally and nationally. The report further emphasises (sections 4.11 & 4.12) the importance of this class of fauna and that it represents a long and continuous history of the necessary habitat for such fauna and is mainly associated with the mature Oaks.
- 10.121 The proposed development, whilst retaining many of the trees, opens up the site and allows easy access to the trees, therefore deadwood, broken branches in the crown, structural defects (split branches etc) then become a potential hazard requiring management to prevent possible injury to future residents. In effect, the existing conditions of the trees that make them suitable for supporting important invertebrates, are removed likely leading to a significant change in the levels of population of those species or even total loss.
- 10.122 Where retained trees are close to proposed buildings there is often a pressure from future residents to prune the trees due to a fear of failure of part, or all of the tree or for reasons of shading.

- 10.123 The site gets seasonally very wet with saturated fields and this is likely to be significantly influenced by covering the site in hardstanding that may change ground water levels. Such changes may have an impact on the existing vegetation leading to a decline.
- 10.124 However, the development has been considered by both the Lead Local Flood Authority who is satisfied that the drainage and flooding conditions are satisfactory, and the proposal has been reviewed by the Council's Wildlife Officer who is also satisfied that the requisite safeguards for ecology and wildlife protection are in place to meet adopted policy and national legislation. Therefore, the impact of the development on trees is considered acceptable.
- 10.125 In addition, the proposal includes a new landscaping strategy which would enhance the quality of the scheme in accordance with LP16 of the Fenland Local Plan and policies LP27, 28, and 29 of the emerging Local Plan. Subject to a condition, the development would be appropriately landscaped.

Transport

- 10.126 The applicant has submitted a Transport Assessment, as well as a Technical Note CCC001 dated 26th November 2021 and the Wenny Road Mitigation drawing (drawing no. 3197-WSP-XX-00-TP-SK-0007 P06) produced by WSP to support this planning application.
- 10.127 Existing pedestrian provision within Chatteris is predominantly in a good condition with street lighting provided. The key desire line for pedestrians and cyclists to access the expanding Cromwell Community College site will be via the new 3m wide footway/cycleway to be delivered as part of the proposals. The developer also proposes to deliver a pedestrian and cycle crossing facility across Wenny Road comprising a 3m wide central refuge island with dropped kerbs and tactile paving to facilitate safe crossing across Wenny Road along the pedestrian desire line to the school. The new crossing facility is proposed to tie-in to the new footway/cycleway infrastructure that has been provided between Wenny Road and the main pedestrian/cycle access to the school. Furthermore, the developer proposes to widen the circa 70m stretch of existing footway on the western side of Wenny Road between the main pedestrian/cycle access to the school and the staff access to the school to 2m in width in line with the existing network.
- 10.128 All junctions assessed are anticipated to operate within capacity in both the 2026 and 2031 development scenarios with the exception of the A142 Isle of Ely Way/A141 Fenland Way roundabout. Whilst the roundabout is anticipated to operate over capacity in the 2026 and 2031 forecast scenarios as a result of background traffic growth and committed development, the development is anticipated to have a negligible impact on capacity at this junction increasing RFC values at the junction by a maximum 0.02 RFC, and vehicle queues by a maximum 6 vehicles between the 2031 with and without development scenarios.
- 10.129 The site accesses are considered acceptable to Cambridge County Council's Highway Teams.

- 10.130 The proposed design of the pedestrian and cycle crossing of Wenny Road, west of the vehicular accesses has been refined based on previous Highway Authority comments and has subsequently been submitted for Stage 1 Road Safety Audit. Subject to minor changes as part of an agreed S278 agreement, the access as proposed would be acceptable and safe from a highway perspective.
- 10.131 It is acknowledged that the cycle proposals do not align with the Broad Concept Plan in so far as a cycle route is not provided within the site between the western boundary and the eastern site access. However, this has been the subject of intense discussions between all relevant statutory consultees and in the interests of safeguarding archaeology and trees on the parkland, the proposed layout as shown is considered to be the most appropriate compromise.
- 10.132 The vehicle tracking supplied to support the site layout is acceptable and subject to condition to secure further details with regards to waste, the proposal would provide adequate refuse servicing arrangements.
- 10.133 The adoption of proposed highway will be subject to a Section 38 Agreement of the Highway Act 1980 and comments made by the Highway Authority in their consultation response are provided without prejudice basis to any agreement taking place. Nonetheless, in the interests of preventing any abortive construction works, the applicant will be required to enter into a Section 38 Agreement prior to commencement of any works and these details shall be in line with the technical requirements set out in CCC's Housing Estate Road Construction Specification or otherwise agreed with the authority.
- 10.134 In terms of parking, the proposal would comply with the Fenland Local Plan and the development would be considered to provide an appropriate level of parking to meet the needs of future occupiers.
- 10.135 The Highway Authority have also requested conditions relating to binder course details, construction facilities, highway drainage, management, offsite works, a travel plan, details of the proposed pedestrian/cycle crossing and the cycle/pedestrian routes. Subject to these conditions, the proposal is considered to meet transport policy standards and the proposal would not raise any concern with regards to highway matters, in accordance with policies LP7 and LP15 of the Fenland Local Plan; policies LP20 and LP22 of the emerging Local Plan; and the NPPF.

Designing Out Crime

- 10.136 The development has also been considered by Cambridgeshire Constabulary's Designing Out Crime Officer who is generally satisfied with the proposals. This area is considered of low risk to the vulnerability to crime at present.
- 10.137 The proposal appears to have an acceptable layout in relation to crime prevention and fear of crime providing reasonable levels of natural surveillance from neighbour's properties with many of the homes facing each other and overlooking open space areas and the LEAP, which should encourage some level of territoriality amongst residents. Pedestrian and

vehicle routes are aligned together and overlooked suggesting that pedestrian safety has been considered. Most of the vehicle parking is in-curtilage between and to the sides of properties and in garages. The majority of the homes have back to back protected rear gardens which reduces the risk and vulnerability to crime and have been provided with the potential for some defensible space to their front.

10.138 Nevertheless, some further very minor design changes have been suggested by the Designing Out Crime Officer. These details such as the location of cycles and bins can be secure via condition to the satisfaction of adopted policy LP17 and emerging policy LP11.

S106/Obligations

10.139 The delivery of 93 residential units conforms to the national objective within the NPPF to provide a choice of quality homes which will vary in size, 5ange and tenure and include the delivery of affordable housing on the site. Policy LP5 – Meeting Housing Need of the adopted development plan identifies a need for 25% of dwellings to be affordable, however, Fenland District Council’s revised draft Local Plan and CIL Viability Assessment issued in March 2020 (dated December 2019) finds that sites which fall within the southern portion of the district (below where the A47 crosses the River Nene by the Rings End Roundabout at Guyhirn) should seek to deliver 20% affordable housing.

10.140 This application is accompanied with a Financial Viability Assessment (FVA) which provides supporting information about the viability of this development. It should be appreciated that a significant proportion of the site will be built upon and will be given over the creation of new public park (Public Open Space). This obviously has an effect on the viability of the development.

10.141 The FVA submitted with this application demonstrates that the development wouldn’t be expected to come forward as it would be unviable if it were to provide a policy complaint level of affordable housing. The assessment concludes that the scheme can only viably provide a 10% affordable housing contribution with a policy complaint tenure split. The scheme is also unviable to provide any financial contributions towards wider strategic infrastructure in accordance with policy LP19 of the emerging Local Plan.

10.142 This application is recommended for approval with a number of legal obligations to ensure that the development is acceptable and will deliver the public open space that is a substantial public benefit of the scheme which is considered to outweigh the heritage harm as explained earlier in this report. The Head of Terms for the S106 legal agreement are set out below. The exact wording of these obligations will be finalised by Fenland’s Legal Team post planning committee, but prior to issuing of any decision notice.

Archaeological Management Plan	An Archaeological Management Plan should be written to secure the long-term future of the ridge and furrow earthworks. The plan shall cover the prohibition of rollers and any other ‘ground improvements’ that would eradicate the humps and bumps of the
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	medieval cultivation remains. It would also state that development would not be permitted in the Archaeological Protection Area.
Affordable Housing	An affordable housing contribution of 10% which comprises 9 houses in total, consisting of 6 affordable rented units and 3 shared ownership units.
Public Open Space Management Plan	Details of how the designated public open space will be managed and kept open to public use shall be submitted to and approved in writing with the LPA. These details will secure the use of the open space for residents of Fenland in perpetuity.
Biodiversity Offsetting	Details of biodiversity enhancement measures to be provided and maintained off site. These details shall be submitted to and approved in writing with the LPA.

Other Matters

10.143 The open space on the site will be managed by a management company which will be set up by the developer for the said purpose.

10.144 The site is not formal school playing field and so has not associated protection from development. The area lost to development is too small to be given any protection from loss to development.

10.145 Whilst all development will bring with it some crime and disorder issues with it, this development would not bring with it a level of crime and disorder which would be above the usual background level associated with a residential development.

11 CONCLUSIONS

11.1 The proposed scheme will deliver the first of the expected phases (93 dwellings) of the East Chatteris allocation which cumulatively will provide approximately 350 new homes. The principle of housing growth in this location is, therefore, compliant with policies LP7 and LP10 of the Fenland Local Plan. The proposal is in broad accordance with the adopted BCP for the area and would not prevent the rest of the BCP proposals from being implemented.

11.2 This report has weighed the heritage harm identified from the proposal against the public benefits of the scheme which include delivery of an integral phase of an allocated housing site which is expected to deliver needed housing for the district which should be given moderate weight given the proportion of affordable housing being offered (10% of the scheme); the provision of public open space for the reasons set out above, is a substantial public benefit that should be given significant weight; as well as the economic and health benefits which I would afford moderate benefits. Therefore, it is

considered that the public benefits of this scheme would outweigh the harm in terms of heritage and the proposal is considered to comply with Paragraph 202 of the NPPF.

- 11.3 By providing the existing community with new public open space, in a high-quality environment, with easy access to local services, the scheme will make a valuable contribution to improving the overall health of the local community, in accordance with LP2 and LP16 of the Local Plan.
- 11.4 The proposal will make a significant contribution to temporary and permanent employment in the town and district and the economic benefits should be welcomed.
- 11.5 The development has been designed in a heritage led manner in order to address its setting. The development will be positioned away from the listed buildings in the less sensitive areas of the application site, consistent with the East Chatteris Broad Concept Plan. The harms arising from the development are deemed to be less than substantial and the harm is considered to be outweighed by the benefit of the delivery of housing on the allocated site to meet the Council's housing requirement and the provision of the parkland to formalised public use.
- 11.6 The scheme would be attractive of a high quality design and would offer future occupiers a high standard of accommodation, with good internal and external amenity areas, as well as publicly accessible open parkland and a LEAP.
- 11.7 The development achieves the objectives of adopted policy in that it mitigates its impact on biodiversity and it would safeguard ecology and habitat of value, where it is possible. Whilst there will be a reduction of biodiversity on site, the quality of this is not such that it would be considered reasonable to refuse planning permission. On this basis it is considered that offsite provision and enhancement (biodiversity net gain) is appropriate in this particular case.
- 11.8 Transport matters have been fully considered and the proposal would provide safe and adequate access, as well as a good functioning layout. The impact on the wider transport network is also acceptable and adequate parking has been provided to meet the needs of future occupiers. The Highway Authority is satisfied that the proposal would be acceptable with regards to transport.
- 11.9 The proposal would result in a loss of onsite biodiversity. The character of the loss is such that it does not justify the refusal of the application. The loss is being made good and biodiversity net gains are to be delivered off site on a site to be managed for 30 years.
- 11.10 Fenland Council's Senior Planning Obligations Officer has confirmed that on the basis of the information submitted as part of the viability assessment, the proposal is viable to provide a 10% contribution towards affordable housing.
- 11.11 Overall, and on planning balance, the proposal would be considered to meet the Council's aspirations for this allocated site and the proposal would comply with adopted local and national planning policies.

12 RECOMMENDATION

- 1 Grant planning permission, subject to conditions and following completion of the S106 legal agreement to secure the necessary affordable housing and public open space and infrastructure contributions as detailed in this report, F/YR21/0981/F application be granted.
- 2 Delegation to Head of Planning to finalise conditions and wording of S 106 agreement

OR

- 3 Refuse the application in the event that the S.106 legal agreement referred to above has not been completed within 4 months and that the applicant is unwilling to agree to an extended period of determination to accommodate this, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

Conditions

For information, the current proposed conditions are as follows;

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out and completed in accordance with the approved scheme.</p> <p>Reason: To prevent environmental and amenity issues arising from flooding, in accordance with policy LP 14 of the Fenland Local Plan.</p>
3	<p>No development shall take place above slab level until a Landscape Environmental Management Scheme which includes full hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved.</p> <p>Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area in accordance with Policy LP16, 18 and 19 of the Fenland Local Plan 2014.</p>
4	<p>Prior to first occupation of the development, Secure by Design accreditation shall be achieved.</p> <p>Reason: To provide adequate security and safety to residents and users</p>

	of the open space, in accordance with policy LP 17 of the Fenland Local Plan.
5	<p>Prior to occupation, a lighting plan with full details of external lighting and its management shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved.</p> <p>Reason: The lighting of this site is required in order to protect and enhance the existing visual character of the area and in the interests of safety and safeguarding wildlife, in accordance with policies LP16, 17, 18, and 19 of the Fenland Local Plan 2014.</p>
6	<p>No development shall take place above slab level until details of external materials for the development have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved.</p> <p>Reason: The external materials are required in order to protect and enhance the existing visual character of the area and setting of the listed buildings in accordance with policies LP16 and 18 of the Fenland Local Plan 2014.</p>
7	<p>Prior to commencement of the development, a construction environmental management plan shall be submitted to and approved in writing by the Local Planning Authority. The details and management arrangements thereby approved shall thereafter be followed and carried out as agreed, unless otherwise agreed by the Local Planning Authority.</p> <p>Reason: A construction environmental management plan is required to safeguard the amenity of local residents, in accordance with policy LP14 of the Fenland Local Plan.</p> <p>A pre-commencement condition is necessary in order to ensure construction would not commence until appropriate management is in place to safeguard amenity.</p>
8	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason: To control pollution of land and controlled waters in the interests of the environment and public safety.</p>
9	<p>No development shall take place above slab level until details of fire hydrants have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved.</p>

	<p>Reason: To provide adequate security and safety to residents and users of the open space, in accordance with policy LP 17 of the Fenland Local Plan.</p>
10	<p>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.</p> <p>The scheme shall be based upon the principles within the agreed Flood Risk Assessment prepared by Cannon Consulting (ref: CCE/Q401/FRA-02) dated June 2021, and the agreed Surface Water Update Note, prepared by Cannon Consulting, dated 30 March 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 non_statutory technical standards for sustainable drainage systems; h) Full details as appropriate of the maintenance/adoption of the surface water drainage system; i) Where relevant 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 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, in accordance with policy LP 14 of the</p>

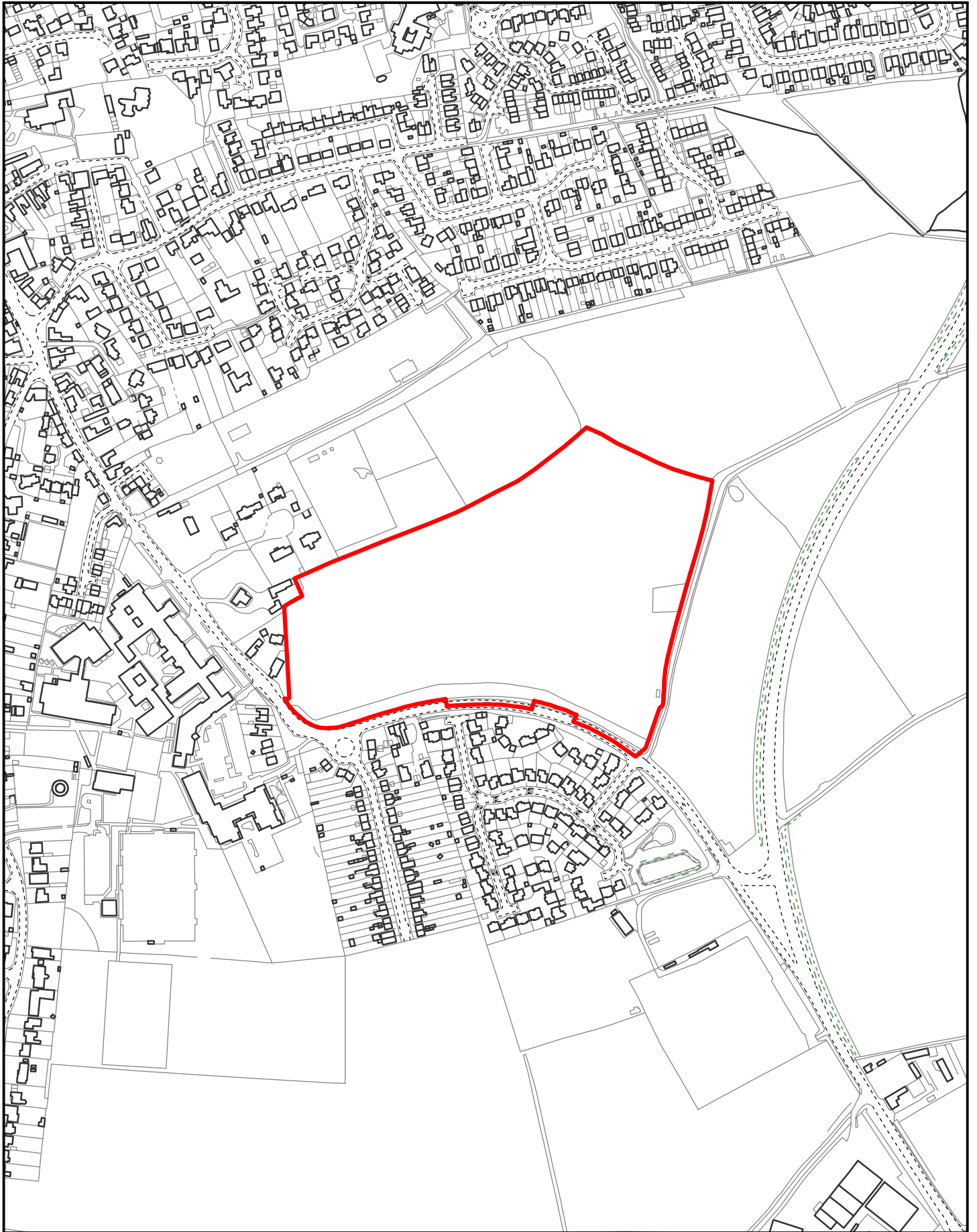
	<p>Fenland Local Plan.</p> <p>A pre-commencement condition is necessary in order to ensure appropriate drainage is secured.</p>
11	<p>No development, including preparatory works, shall commence until details of measures indicating how higher than greenfield runoff rates from the site will be avoided 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 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, in accordance with policy LP 14 of the Fenland Local Plan.</p> <p>A pre-commencement condition is necessary in order to ensure appropriate drainage is secured.</p>
12	<p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an appropriate qualified person shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified person and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by a separate independent appropriately qualified person, with their findings submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, in accordance with policy LP 14 of the Fenland Local Plan.</p>
13	<p>Prior to the first occupation of the development hereby approved a refuse collection strategy including details of bin stores shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan 2014.</p>
14	<p>Prior to first occupation of the development, 2m x 2m pedestrian visibility</p>

	<p>splays, measured to the back of footway, shall be provided and retained free from at least a height of 0.6m where a private driveway crosses a footway. Such splays need to be retained free in perpetuity.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
15	<p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on P17-1124_11 Revision I.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
16	<p>Prior to the commencement of the development hereby approved adequate temporary facilities area (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
17	<p>The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
18	<p>Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
19	<p>The development shall not be occupied/brought into use until all of the works to the Wenny Road crossing, in accordance with drawing 3197-WSP-XX-00-TP-SK-0007 P05 have been completed in accordance with the approved details.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
20	<p>Prior to the occupation of the first dwelling, a Travel Plan for the</p>

	<p>development shall be submitted to and approved in writing by the Local Planning Authority. The measures and targets thereafter agreed will be carried out in full accordance of these approved details.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
21	<p>No development shall commence until the applicant has implemented a programme of archaeological work involving metal detection survey that has been secured in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ol style="list-style-type: none"> a) The statement of significance and research objectives; b) The programme, methodology and timetable of fieldwork and the nomination of a competent person(s) or organisation to undertake the agreed works; c) Implementation of fieldwork; d) A survey report (to be submitted within six months of the completion of fieldwork); e) Preparation of the physical and digital archaeological archives ready for deposition at accredited stores approved by the Local Planning Authority, with suitable finds being organised for long-term loan to Chatteris Museum. <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).</p> <p>A pre-commencement condition is necessary in order to ensure appropriate measures for the protection of archaeology.</p>
22	<p>Prior to the commencement of any site works, a repeat survey (as described within the Ecology Report using trail cameras) for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be submitted to and approved in writing by the local planning authority. Site works shall be carried out in complete accordance with the survey unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To protect ecology and enhance biodiversity, in accordance with LP19 of the Fenland Local Plan.</p> <p>A pre-commencement condition is necessary in order to ensure appropriate measures for the protection of ecology.</p>
23	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing</p>

	<p>by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> a) Summary of potentially damaging activities. b) Identification of “biodiversity protection zones”. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction on possible protected species that may use the habitat (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site. d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To protect ecology and enhance biodiversity, in accordance with LP19 of the Fenland Local Plan.</p> <p>A pre-commencement condition is necessary in order to ensure appropriate measures for the protection of ecology.</p>
24	<p>No external lighting shall be erected until, a “lighting design strategy for biodiversity” for all lighting across the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ul style="list-style-type: none"> a) identify those areas/features on site that are particularly sensitive for ecological constraints that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: To protect ecology and enhance biodiversity, in accordance with LP19 of the Fenland Local Plan.</p> <p>A pre-commencement condition is necessary in order to ensure appropriate measures for the protection of ecology.</p>

25	<p>The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the following reports:</p> <ul style="list-style-type: none"> • Ecological Appraisal, including all stage 2 survey reports (The Ecology Consultancy, 2021) • Ecological Management Plan (The Ecological Constancy, June 2022) • Biodiversity enhancement and Management Plan & Biodiversity Net Gain (The Ecological Consultancy, December, 2022) <p>Reason: To protect ecology and enhance biodiversity, in accordance with LP19 of the Fenland Local Plan.</p>
26	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents.</p>



Created on: 03/09/2021

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F/YR21/0981/F
Scale = 1:5,000



 **Fenland**
CAMBRIDGESHIRE
Fenland District Council



KEY

SITE LOCATION (8.38HA)

Schedule of Accommodation

House Type	Beds	Storey	Units
Open Market			
A	2	2	17
B	3	2	16
C	3	2	8
F	3	2	14
3.0	4	2	2
E	4	2	5
D	4	2	4
G	4	2	3
H	4	2	3
4.2	4	2	2
NB	4	2	6
N1	5	2	4
Total Market			84
Affordable			
R1 GF	1	Mais	2
R1 FF	1	Mais	2
A	2	2	3
B	3	2	2
Total Affordable			9
Affordable %			10%
Total Units			93

WENNY ROAD, CHATTERIS - SITE LAYOUT





STREET SCENE A-AA



STREET SCENE B-BB



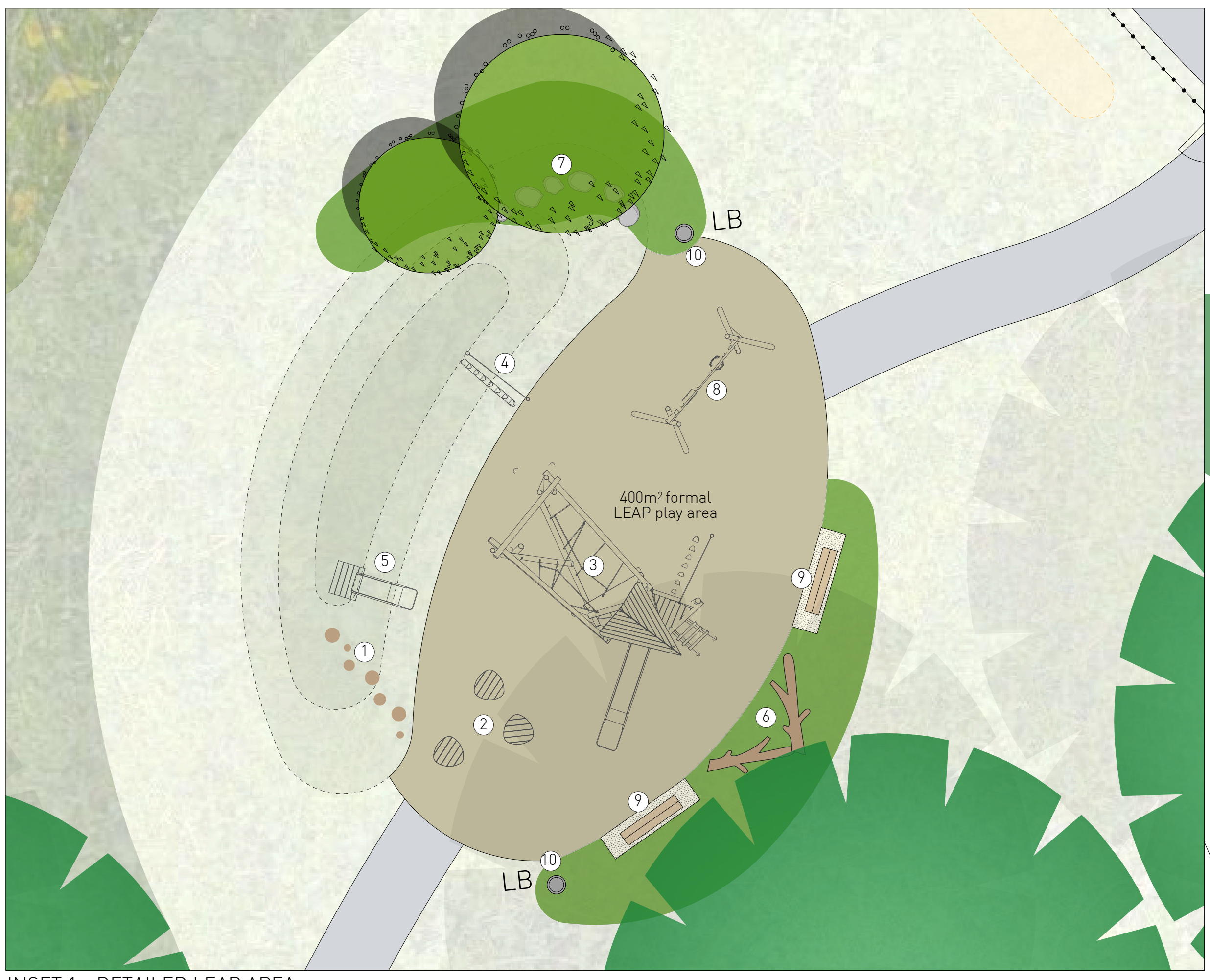
STREET SCENES KEY PLAN



STREET SCENE C-CC

WENNY ROAD, CHATTERIS

ILLUSTRATIVE STREETSCENES



INSET 1 - DETAILED LEAP AREA
SCALE 1:100

- 1 Miracle Design & Play for similar approved
Robina Stepping Posts
Product code: M80015
- 2 Miracle Design & Play for similar approved
Robina Spring Plaze
Product code: M80116
- 3 Miracle Design & Play for similar approved
Robina 2.5m High Climbing Unit
Product code: M815001
- 4 Miracle Design & Play for similar approved
Robina Embankment Climber
Product code: M815016
- 5 Miracle Design & Play for similar approved
Robina Hill Slide 0.8 - 1.93m
Product code: M80025
- 6 Playsets for similar approved
Tree Trunk - 2.3 - 3m length
- 7 Playsets for similar approved
Play Bruiders - 0.8 - 1.2m length
- 8 Miracle Design & Play for similar approved
Robina Junior and Toddler Swing
Product code: M80015
- 9 Furnitures for similar approved
Zenith Bench
Product code: C1856
- 10 Furnitures for similar approved
Tenby Litter Bin
Product code: TSL231

- Key**
- Site Boundary
 - Existing trees retained in accordance with BS 5837:2012
 - Existing scrub to be retained
 - Existing tall ruderal vegetation to be retained and allowed to progress to scrub
 - Vegetation to be removed.
 - Proposed feature tree planting
 - Proposed avenue tree planting
 - Proposed native tree planting
 - Proposed feature shrubs
 - Proposed native hedgerows
 - Proposed ornamental hedgerows
 - Proposed native shrub planting
 - Proposed ornamental shrub planting
 - Proposed marginal shrub and herbaceous planting
 - Areas of low maintenance amenity grass mix - Geminal (or similar) A22 Mix.
 - Areas of proposed tussock long grass mix - Emorsgate (or similar) EM10 Tussock Mix, over-seeding to bare/disturbed ground only
 - Proposed Wildflower Meadow Grass Mix - Emorsgate EM2 Standard Meadow Mix (or similar)
 - Areas of proposed woodland mix - Emorsgate (or similar) EW1 Woodland Mix, over-seeding to bare/disturbed ground only
 - Proposed Attenuation Basins & Swales sown with Wetland Tolerant Wildflower Grassland - Emorsgate EM8 (or similar).
 - Proposed bulb drifts in grass.
 - Macadam surface to roads and footpaths.
 - Permeable shared surfaces (ie. block paving) to private drives
 - Safety surfacing to LEAP play equipment. Bound rubber shred - Colour Green. Giffords Cushion Fall (or similar)
 - Proposed seating
Furnitures (or similar approved) Zenith Cushion Seat with Iroko timber slats and end arms.
 - Proposed litter bins.
Furnitures (or similar approved) Tenby Litter Bin, ref: TSL231, base mounted, galvanised steel and Iroko timber finish
 - Dog waste bins.
Furnitures (or similar approved) Lucky Dog Bin galvanised and powder coated in green LUK 745F
 - Information board
Broxap (or similar approved) Stockwell Display Case (BX STOCKWELL), stainless steel
 - 1200mm high metal estate rail
 - 450mm high timber knee rail
 - Robina Play Equipment to LEAP. See play equipment below.
 - Extent of underground stormwater storage crates



Revisions:
 First Issue: 16/04/2021 IHW
 A- 12/06/2021 ARW Landscape amended to suit revised layout
 B- 02/03/2022 IHW Landscape amended to suit revised layout following LPA comments, and ecologists comments
 C - 13/05/2022 IHW Wildflower swaths amended to reflect ridge and furrow formations within protected archaeological open space

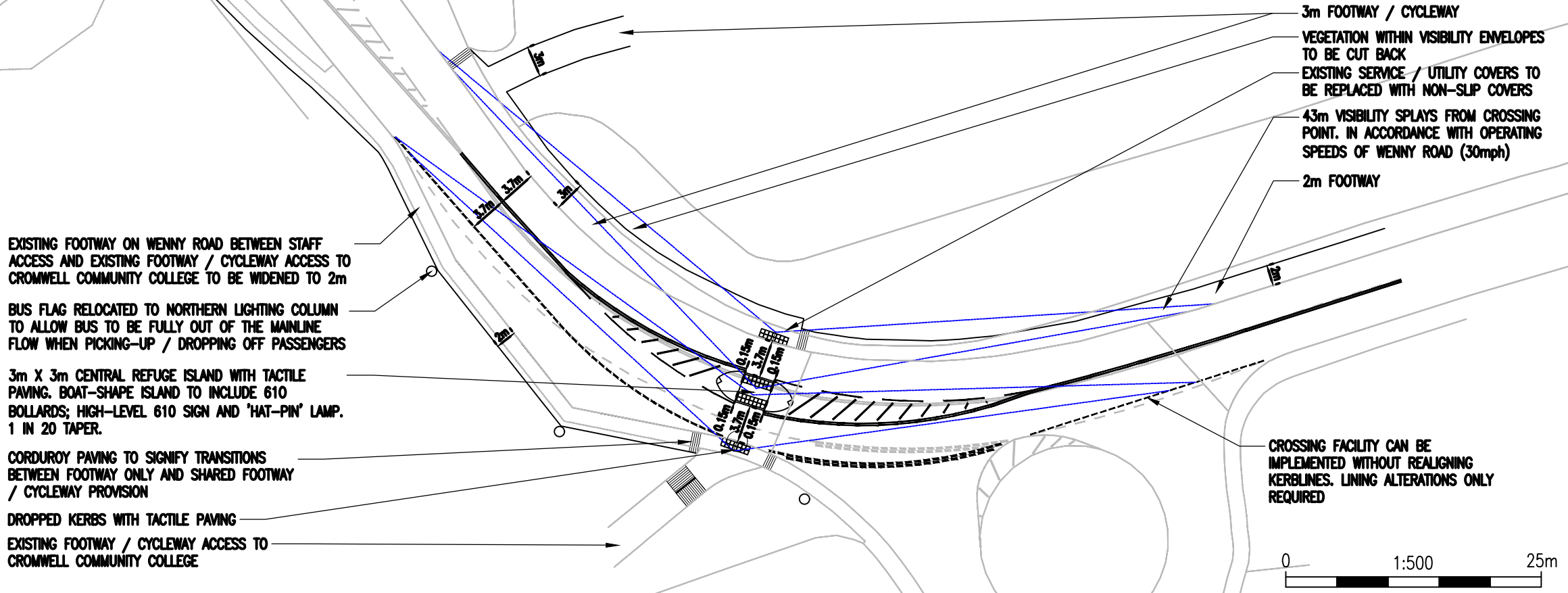
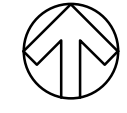
Landscape Masterplan Land off Wenny Road, Chatteris

Client: Cannon Kirk [UK] Ltd, Gwyneth Ward, Megan Stacey
 DRWG No: P17-1124_22 REV: C
 Drawn by: IHW Approved by: TH
 Date: 13/05/2022
 Scale: 1:500 @ A0



File name \\UK.WSPGROUP.COM\CENTRAL DATA\PROJECTS\70083197 - WENNY ROAD CHATTERIS - PHASE 1\03 WPT\TP TRANSPORT PLANNING\02 DRAWINGS\ACAD\3197-WSP-XX-00-TP-SK-0007-P06.DWG, printed on 24 May 2022 12:01:30, by Potter, Andrew

OVERVIEW



DO NOT SCALE

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

REV	DATE	BY	DESCRIPTION	CHK	APP
P06	24/05/2022	ACP	VISIBILITY AMENDED TO 1MX43M - CCC COMMENT	ACP	GSM
P05	03/03/2022	ACP	AMENDED FOLLOWING STAGE 1 RSA	ACP	GSM
P04	16/02/2022	ACP	VISIBILITY INCREASED TO 43M	ACP	GSM
P03	24/01/2022	ACP	VISIBILITY INCREASED TO 40M	ACP	GSM
P02	22/12/2021	ACP	AMENDED FOLLOWING CCC COMMENTS	ACP	GSM
P01	26/11/2021	HEG	FIRST ISSUE	ACP	GSM

DRAWING STATUS: **S2 - FOR INFORMATION**



62-64 Hills Road, Cambridge, CB2 1LA, UK
T+ 44 (0) 1223 558 050, F+ 44 (0) 1223 558 051
wsp.com

CLIENT: **CANNON KIRK (UK) LTD; GWYNETH WARD & MEGAN STACEY**

ARCHITECT: **PEGASUS GROUP**

PROJECT: **LAND OFF WENNY ROAD, CHATTERIS**

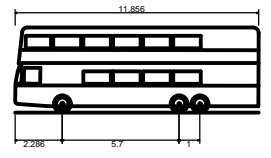
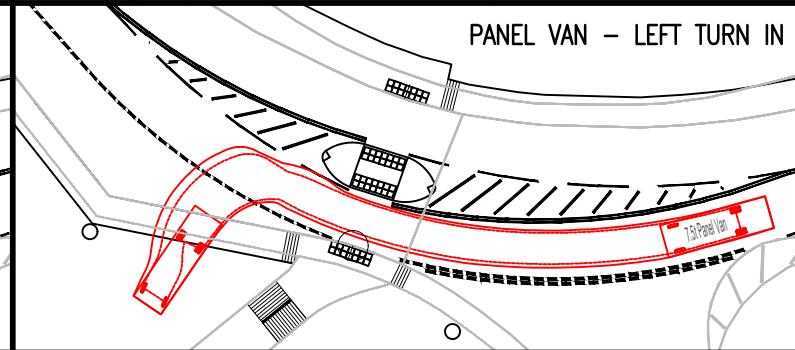
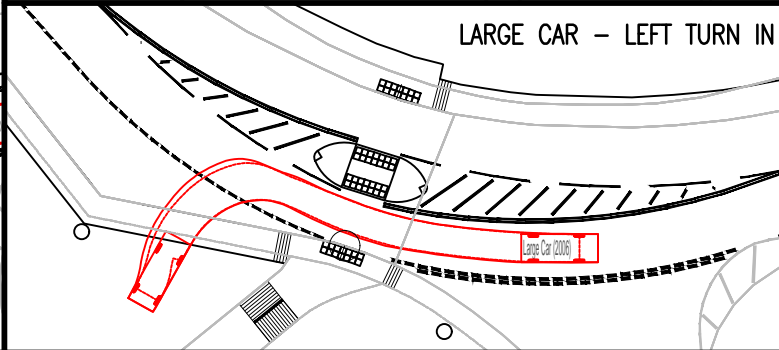
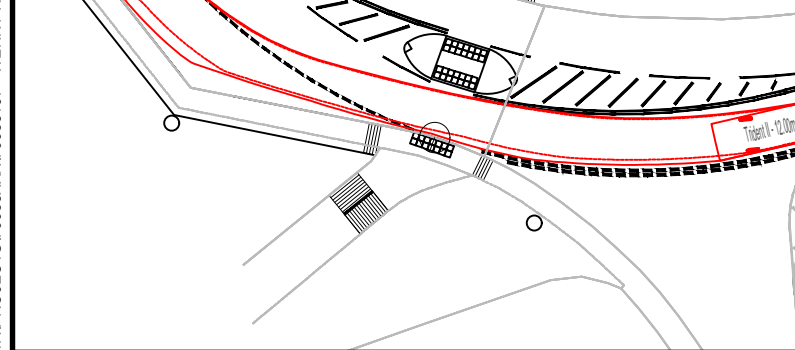
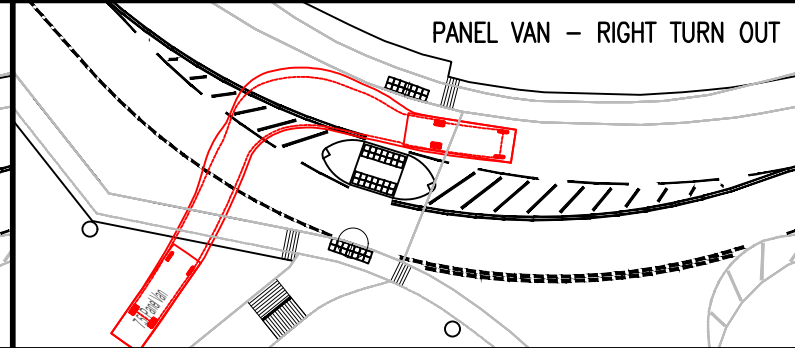
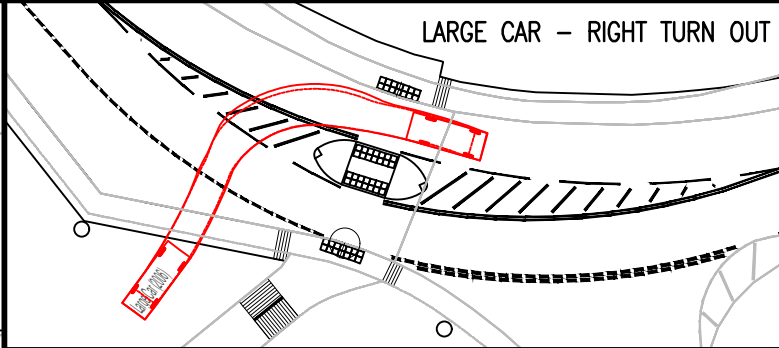
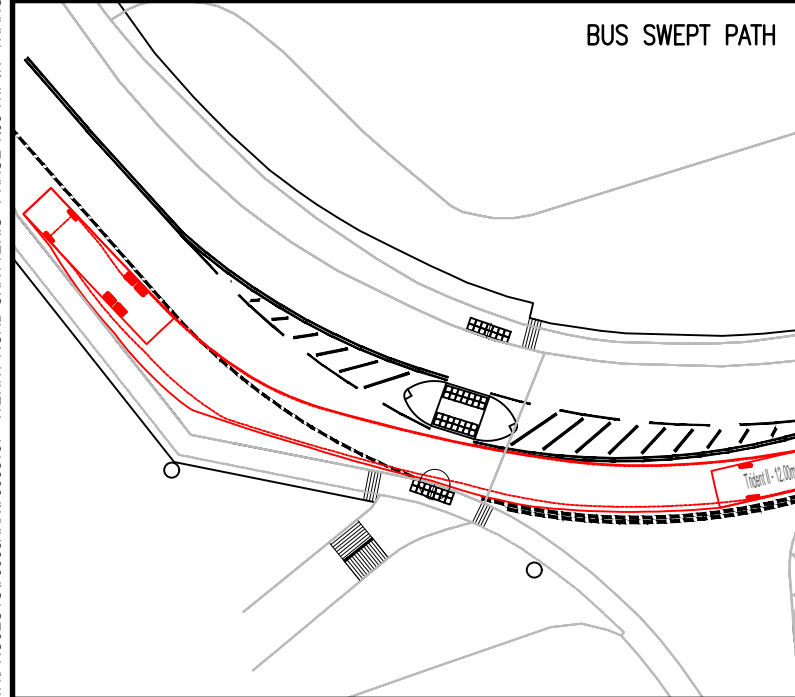
TITLE: **WENNY ROAD - PROPOSED CROSSING FACILITY**

SCALE @ A3: **1:500** CHECKED: **ACP** APPROVED: **GSM**

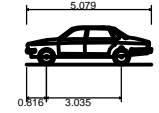
PROJECT No: **70083197** DESIGNED: **-** DRAWN: **HEG** DATE: **NOVEMBER 2021**

DRAWING No: **3197-WSP-XX-00-TP-SK-0007** REV: **P06**

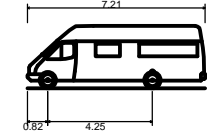
© WSP UK Ltd



Trident II - 12.00m 3-Axle
Overall Length 11.856m
Overall Width 2.496m
Overall Body Height 4.140m
Min Body Ground Clearance 0.311m
Track Width 2.363m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 9.500m



Large Car (2006)
Overall Length 5.079m
Overall Width 1.872m
Overall Body Height 1.525m
Min Body Ground Clearance 0.310m
Max Track Width 1.831m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.900m



7.5t Panel Van
Overall Length 7.210m
Overall Width 2.192m
Overall Body Height 2.544m
Min Body Ground Clearance 0.316m
Track Width 1.865m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.400m