

**Applicant: RWS Ltd**

**Agent : Miss Ella Murfet Turley**

**158 Stonald Road, Whittlesey, Peterborough, Cambridgeshire**

**Erection of up to 19 no dwellings (outline application with matters committed in respect of access) involving demolition of existing dwelling and outbuildings**

**Reason for Committee: Number of letters of support contrary to the officer recommendation.**

## **1 EXECUTIVE SUMMARY**

- 1.1 This proposal seeks to develop a long narrow former paddock site that is surrounded by recent housing developments on the northern edge of Whittlesey. The application is in outline form seeking only the principle of up to 19 houses and the detail of access taken off Stonald Road facilitated by the demolition of No 158. The layout is indicative only.
- 1.2 The principle of housing in Whittlesey accords with the Council's Settlement Hierarchy.
- 1.3 Significant level of objections have been received from nearby residents mainly referring to access, largely seeking no through road and access from Stonald Road only, subject to some concerns from Stonald Road residents regarding traffic safety. County Highways do not object.
- 1.4 Amended drainage/flood risk assessment have overcome consultee objections.
- 1.5 It is considered that the application is capable of coming forward safeguarding both the character of the area and neighbouring residential amenity and the application is recommended for approval subject to the signing of a Section 106 agreement.

## **2 SITE DESCRIPTION**

- 2.1 This application relates to a 1.36 ha site formerly paddock land located to the north of and including No 158 Stonald Road in Whittlesey. The site has a finger shaped footprint being narrow and long with the rears of housing on the eastern side of Glenfields with rear gardens (between 7 – 10 metres in length) abutting the site and the side gables of houses on the eastern side of the site off Pattons Close, Harvester Way and Morris Close also abutting the site. The site is almost flat with a gentle slope downwards to the north of the site with an area being within Flood Zone 3, an area at highest risk, and the main part being within Flood Zone 1, an area at lowest risk of flooding. The site has only a few trees, most being within the existing residential curtilage of No 158 or within the site boundary hedgerow to the east, or appear outside the site at the backs of properties to the west.

## **3 PROPOSAL**

3.1 The application is in Outline form with the principle of up to 19 dwellings being sought with 5 affordable units with tenure mix to be agreed. The application includes the siting of a private access drive off Stonald Road. The proposal requires the demolition of No 158 Stonald Road a relatively modern detached house.

3.2 In support of the application the applicant submitted the following:

Phase 1 Environmental Assessment.(Ground conditions)

Ecological Impact Assessment.

Indicative Drainage Assessment

Flood Risk Assessment

Design and Access Statement and

Topographical survey,

Indicative Layout

Access drawing off Stonald Road.

After objections from the Drainage authorities the applicant resubmitted the Draft Drainage strategy.

3.3 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=P2T5Y9HE01U00>

#### 4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR10/0106/EXT	Residential Development (involving demolition of part of 158 Stonald Road) and erection of a detached garage for 158 Stonald Road (renewal of planning permission F/YR07/0231/O) Land North Of 156 - 158 Stonald Road Whittlesey Cambridges	Granted	29/03/2010
F/YR07/0231/O	Residential Development (involving demolition of part of 158 Stonald Road) and erection of a detached garage for 158 Stonald Road Land North Of 156 - 158 Stonald Road Whittlesey Peterboroug	Granted	02/05/2007
F/94/0318/F	Erection of a single-storey rear extension to existing house 158 Stonald Road Whittlesey Cambs	Granted	15/09/1994
F/90/0928/F	Erection of a detached double garage/store 158 Stonald Road Whittlesey Cambs	Granted	19/03/1991
F/0482/82/RM(1)	Erection of a house and garage Land adj 155 Stonald Road Whittlesey Land Adj 155 Stonald Road Whittlesey	Approved	07/01/1983
F/0482/82/O	Residential development Land adjacent 156 Stonald Road, Whittlesey	Granted	08/10/1982
F/0806/80/O	Residential development (8.1 acres) Common Drove Whittlesey Cambs	Refused	19/11/1980
F/0726/77/F	Overhead Lines  Parish of Whittlesey	Raise no Objection	29/12/1977

#### 5 CONSULTATIONS

- 5.1 **Housing Strategy Paragraph 62 of the revised NPPF states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (using the revised definition of affordable housing). Policy LP5 of the Fenland Local Plan sets out that for the tenure mix of affordable housing, the council will seek 70% as rented tenure and 30% as intermediate tenure.**
- 5.2 *The new NPPF starter homes and discount market homes are not the preferred tenures for delivery in Fenland. These new tenures included in the new NPPF are all forms of home ownership tenure and therefore could only be used as a substitute for shared ownership or rent to buy models. However, both Starter Homes and discount market homes offer far less flexibility and affordability to households who need assistance with getting on the housing ladder than shared ownership or Rent to Buy. It is acknowledged that because of viability challenges in Fenland it can be very difficult to secure our Policy level affordable housing and, in some instances struggle to secure any affordable homes. Therefore, we are happy for the new home ownership tenures to be discussed at the stages where it has become clear that all other alternatives have failed, on the basis that some form of affordable housing is better than none. In this instance no evidence regarding inability to deliver affordable housing has been demonstrated therefore the 70% Social Rented /30% Intermediate will be sought.*
- 5.3 **FDC Environmental Health Officer** accepts the submitted information and has 'No Objections' in principle, as it is unlikely to have a detrimental effect on local air quality or the noise climate. A construction management plan to ensure that the construction phase does not impact upon any nearby existing residential dwellings, and would also welcome (likely to be requested by County Council Highways) documented measures to mitigate the amount of construction site debris/mud that is transferred onto the surrounding public highway. As the proposal includes the demolition of an existing dwelling and associated outbuildings, then the 'Unsuspected contamination' condition is requested.
- 5.4 **FDC Waste Collection** *In broad principal we have no objection Should the access road remain privately maintained then either a shared bin collection point within 10 m of the public highway will be required or in order to access the site indemnity would be required. A swept path plan for an 11.5m refuse collection vehicle is required to demonstrate that it can access and safely turn in a forward motion on the roadway.*
- 5.5 **Peterborough City Council Ecology Officer** *The proposed development is located in close proximity to Common Wash County Wildlife Site, however this proposal is unlikely to have an impact upon the features for which this site has been designated a County Wildlife Site. No evidence of any bat roosts were found during the survey, however it was considered that there were a small number of suitable roosting features present in the house and garage to be demolished (under the roof tiles). The building was therefore considered to have a low potential to support roosting bats. I would recommend that the bat activity survey referred to in the bat report is carried out, and should any evidence of bats be found, that appropriate mitigation measures be agreed with the LPA via a suitable planning condition. A standard bird nesting Informative be attached should the scheme be approved. To mitigate for the loss of potential nesting habitat, I would request that a range of nesting boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift, may be secured via a suitably worded condition. Also regarding Hedgehogs, a suitably worded condition is requested. With regard to the new landscape planting, I would*

*recommend the use of a range of native species such as those listed in Appendix 3 of the ecology report, full details of which may be secured by condition. I have no objection to the proposal subject to the use of appropriate conditions*

- 5.6 **Natural England** has no objection.
- 5.7 **CCC Highways** *Most properties within the surrounding area of the proposed access have the availability of off street parking however having reviewed comments from objectors it appears to be a reoccurring issue. Any parking displacement as a result of the proposal on implementing the new access will be negligible. Any loss of kerbside parking along Stonald Road is likely to be compensated for along the development road however FDC will need to consider how and if any parking will be displaced as part of this application. Any speeding problems suggested is again down to police enforcement and it should not be incumbent upon the developer to resolve an existing speeding issue as suggested by objectors.*
- 5.8 *Whilst I agree that there are issues with the site layout I would however remind the LPA and residence that the application is only committing access at this stage and not committing layout or the scale of the development. I can also confirm that there have be no recorded injury accidents within the last 5 years at the proposed junction intersection with Stonald Road. Which suggests that there is no existing highways safety problem that would be exacerbated by this development.*
- 5.9 *I note the comments from objectors in relation to junction spacing the proposed access has suitable spacing from existing junctions. The location of the development access/junction will have no adverse highway safety risk to the operation of existing junctions along Stonald Road. Should the developer provide the amendments that I have requested then the access would be suitable to either remain as a private access or come forward as an adopted piece of highway infrastructure dependent upon how the developer and FDC wish to proceed.*
- 5.10 After the applicant has amended the alignment of the access to meet highways requirements the LHA has requested appropriate conditions be attached.
- 5.11 **CCC Archaeology** this site lies in an area of high archaeological potential. CCC Archaeology therefore do not object subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG
- 5.12 **Anglian Water** *The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account. The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.*

- 5.13 *The foul drainage from this development is in the catchment of Whittlesey Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. 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. The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.*
- 5.14 **North Level IDB** Objected to the indicative layout due to Plot 19 contravening the Boards byelaws, although only indicative the drainage proposals repositioned plot 19 to address this concern. The IDB would require surface water discharge details.
- 5.15 After amended drainage details the IDB considered an amended proposal to use infiltration rather than discharging into the IDB's ditch (which the IDB originally objected to) was not welcomed preferring instead the original proposal.
- 5.16 Following submission of an amended drainage strategy, the IDB confirmed removal of their objections to the application, instead requesting evidence to demonstrate sufficient storage on site to serve the 19 properties at detailed design stage.
- 5.17 **Environment Agency** In the absence of an acceptable Flood Risk Assessment (FRA) the EA objected to the original submission for the following reasons: *The FRA submitted with this application does not comply with the requirements set out in paragraph 9 the Technical Guide to the National Planning Policy Framework. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. The 5m contour should be shown on the topographic survey overlain with the proposed site plan. The EA will not accept any built development or private gardens within 5m contour. Ideally there would be an 8m buffer from the 5m contour. Plots 18 and 19 may need to be reconsidered if within this area.*
- 5.18 Following the amendments to the originally submitted scheme, the Environment Agency withdrew its objection subject to the inclusion of a condition on any permission requiring development to be carried out in accordance with the flood risk assessment.
- 5.19 **Local Lead Flood Authority** objected to the original application for the following reasons:
- Inappropriate discharge rates
  - Infiltration issues
  - Inappropriate Hydrobrake position
  - Filter drain position,
  - Inclusion of rainwater harvesting in the calculations.
  - IDB permission to discharge has yet to be obtained.
- 5.20 Following the submission of additional information the LLFA confirmed they have no objection to the principle of development, requesting conditions regarding the agreement and implementation of the final drainage strategy based upon the principles of the agreed approach and agreement of the long term maintenance arrangements for the surface water drainage system.

- 5.21 **Cambridgeshire Fire & Rescue** requests fire hydrants are provided.
- 5.22 **Cambridgeshire Police** would like to be consulted should planning approval be given, in order to comment on the design and layout, including external lighting plans and landscaping/boundary treatments.
- 5.23 **CCC S106 Officer** The request from the County Council refers to the need for early years and primary school provision at Park Lane Primary School, and Secondary School provision at Sir Harry Smith Community College. However due to these projects all being subject to 5 previous requests they are considered to be pooled and cannot therefore be requested. A request for £2022 towards Whittlesey Library is made.
- 5.24 **NHS** were consulted but have made no comment.
- 5.25 **Local Residents/Interested Parties**
- 5.26 25 letters of objection received from 21 neighbours referring to the following summarised issues:
- Impact on character of the area particularly loss of open land at the back of houses;
  - Loss of quiet, tranquillity
  - Lack of height of screen fences on all properties abutting resulting in loss of privacy looking directly into gardens and houses.
  - Will impact on the amenities of the other properties surrounding, through noise, overlooking, overshadowing, loss of daylight, dust & vibration due to likely piling of foundations;
  - Noise nuisance from proposed access road;
  - Loss of land used in emergency by the air ambulance impacting on emergency services;
  - Will result in over-development and increasing high density in the local area that has been saturated by new development.
  - Harm to pets that frequent the open land and existing wildlife including protected species,
  - Will increase the strain on local infrastructure and amenities that are already substandard particular reference to education and health.
  - The layout and density of the proposed development is inappropriate for the suggest location.
  - The cumulative impact of the development when considered alongside other development will have an adverse impact on the area.
  - Neighbours are currently enduring construction nuisance daily from existing and recent building works for the Snowley Park Development, and Patten's Close immediately to the rear, to endure significantly more nuisance will be intolerable.
  - Complaint regarding failure to receive publicity on the application,
  - Loss of trees/hedgerows on the boundary with neighbours
  - Proposed access appears too narrow to work satisfactorily,
  - The house to be demolished is well maintained and should be retained.
  - Previous permitted 5 bungalows would have had less impact and would not result in overlooking of neighbours,
  - Loss of views, housing be surrounded by housing.

- The access will result in car headlights shining into living rooms on south side of Stonald Road and bedrooms causing a negative impact to quality of life.
- The access should be from Harvester Road not requiring the demolition of a house,
- The access should not be from Harvester Road due to existing problems on Yarwells, Headland and West Delph. Stonald Road is more suitable for access than estate roads.
- Highway Safety of an access close to existing access points on what is a rat run, problems of displacement of on-street parking on Stonald Road,
- Loss of value of property,
- Result in increased traffic,
- Light pollution,
- Anti-social behaviour
- Odour nuisance
- Drainage issues,
- Concern regarding loss of boundary fences/hedgerows.
- Concerns regarding the indicative layout

## **6 STATUTORY DUTY**

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

## **7 POLICY FRAMEWORK**

### **7.1 National Planning Policy Framework (NPPF)**

Para 11: Presumption in favour of sustainable development

Para 56: Planning obligations tests.

Para 155: Development should be directed away from areas at highest risk of flooding.

Para 165: Major development should incorporate SUDS.

Para 170: Contribution to and enhancement of the natural and local environment.

### **7.2 National Planning Practice Guidance (NPPG)**

Determining a planning application

### **7.3 Fenland Local Plan 2014**

LP2 Facilitating Health and Wellbeing

LP3 Settlement Hierarchy

LP4 Housing

LP5 Meeting Housing Need,

LP13 Mitigating the impact of a growing district.

LP14 Flood Risk

LP15 Transport

LP16 Delivering high quality environments

LP17 Community safety

LP18 Historic Environment

LP19 Natural Environment

## **8 KEY ISSUES**

- **Principle of Development**

- **Access and Highway Safety**
- **Character of the Area**
- **Residential Amenity**
- **Flood Risk and Drainage**
- **Planning Obligations**
- **Other Matters**

## **9 BACKGROUND**

- 9.1 Previous permission was granted for part of the site (demolishing the garage of No 158 to facilitate an access drive to serve 5 dwellings). This has since expired however it indicated the principle of a residential development accessed off Stonald Road was acceptable.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The site is within the settlement of Whittlesey, which is considered by the Council's Settlement Hierarchy (Policy LP3) to be a Market Town where growth can be accommodated. The site is privately owned paddock land, it is not public open space. Whilst development has surrounded the site arguably the land could have come forward with previous developments. Whilst the detailed layout of the proposed development is to be submitted for approval at the reserved matters stage the principle of proposed new housing being accommodated alongside existing residential development ought not to be refused simply because this is the last area undeveloped in the vicinity. In principle the proposal accords with Policy LP3.

### **Access and Highway Safety**

- 10.2 The proposal is for a single, direct access to the development site from Stonald Road to serve the entire development proposed. Objectors raised concerns regarding traffic safety on Stonald Road. This was highlighted to the LHA who have considered the issues raised but conclude that the proposal would not lead to highway safety concerns.

### **Character of the Area**

- 10.3 The site is within a predominantly residential area with housing surrounding the site. There are a number of sites accessed directly off Stonald Road arguably backland in character and usually with cul-de-sac access. Whilst this has not provided a permeable or well linked highway network, it has established the character of the locality. It is considered that this indicative proposal is entirely in keeping with the existing character of the area. Details of layout, scale etc are not for determination and therefore detailed assessment of impact would be undertaken at the reserved matters stage.

### **Residential Amenity**

- 10.4 The proposal is in outline form and therefore the impact on neighbouring residential amenity cannot be assessed until the submission of details takes place. However, it is accepted that the applicant's indicative layout demonstrates that up to 19 dwellings could be accommodated on the site.
- 10.5 Concerns regarding noise and headlights nuisance from the road access are material considerations and may impact on immediate neighbours. A fence with some acoustic mitigation could be provided where the access roads abuts neighbours, however these are normal incidents within an urban residential environment. There is a vehicular access serving a large dwelling on the site and



a backland dwelling is located to the east. Access for Pattens Close would have been identical in its impact on houses on Stonald Road. Fenland Council has no residential layout standards or specific guidance regarding backland sites and impact of proposed access roads on existing neighbours and the impact in this instance does not justify refusal of the proposal.

### **Flood Risk and Drainage**

- 10.6 The proposed housing is within Flood Zone 1 an area of lowest flood risk. Therefore, the proposal is considered to pass the Sequential test. Matters of concern between the North Level and Lead Local Flood Authority have been resolved and the drainage authorities no longer object. The proposal is therefore considered to accord with Policy LP14.

### **Planning Obligations**

#### Libraries

- 10.7 The only request not subject to pooling from the County Council is for internal enhancements of Whittlesey Library seeking £2,022 in order to provide additional useable space to meet the needs of the development. This is considered to comply with the CIL regulations.

#### Open Space

- 10.8 As regards open space the proposal is required by appendix B of the Fenland Local Plan (2014) to provide the following:

Open Space Type	% of development area	Where standard is not required to be provided
Neighbourhood / Town Park	4% or £5440	Less than 0.5ha
Children's Play	4% or £5440	14 homes or less
Natural Greenspace	5% or £6800	Less than 0.5ha
Allotments	1% £1360	Less than 0.5ha/ 9 homes or less
Outdoor Sports	8% £10,880	Less than 0.5ha/ 9 homes or less
Total	22%	

- 10.9 The applicant has confirmed that the natural greenspace can be met on the indicated northern open space area. This could therefore be safeguarded within the Section 106 agreement. The remaining elements totalling £23,120 will need to be provided off site.

### **Affordable Housing**

- 10.10 The applicant agrees to provide 5 affordable dwellings, which meets with the requirement of policy LP5 for a minimum of 25% affordable housing on the site. The tenure mix for 5 could be flexible to meet the requirements of a Registered Social Landlord although a starting position should be 3 social rented and 2 intermediate. The proposal is considered capable of meeting planning policy requirements.

### **Other Matters**

- 10.11 As regards resident's concerns of trees/hedges being lost, the removal of trees/hedgerows that are not protected does not constitute development. However works to trees that are within neighbour's land are a matter for agreement between landowners but should not be affected without the owner's consent. As for boundary fencing this should be part of a detailed or reserved matters application but normally is required to be provided by the developer.
- 10.12 Concerns regarding informal use of the site for emergency helicopter access are not considered a reason to refuse a planning application, nevertheless it is noted that an area for flood storage/public open space will be retained on the northern end of the site and therefore could enable emergency access with the development taking place.

## **11 CONCLUSIONS**

- 11.1 The application complies with the Council's settlement hierarchy. It seeks only consent for up to 19 dwellings served off a proposed access off Stonald Road similar to that of nearby Pattens Close. Concerns have been raised about accessing from elsewhere, but the only access being proposed is off Stonald Road. The Local Highway Authority has been asked to address matters raised by objectors but has confirmed it has no objection on highway safety grounds.
- 11.2 The layout is for indicative purposes only and is therefore not being determined. However it is clear that development in the Flood Zone 3 area is unlikely to come forward. Consideration of the impact of houses on neighbouring residential amenity would need to be given at the time of submission of details. Issues of drainage have been overcome and it is considered the site is capable of being drained in accordance with SuDS principles.
- 11.3 Many objections highlight worries regarding noise during construction. These concerns are often from houses built in recent years themselves having gone through modern construction processes. Planners are advised not to duplicate controls if other forms of controlling legislation exist. In issues of noise disturbance Council's Environmental Health departments have nuisance powers, and EH officers are the Council's noise experts. No conditions regarding hours of operation or noise nuisance from construction are therefore included. The developer will be advised regarding nuisance powers and the need to work at sociable hours. There is a condition regarding parking for construction vehicles in order to reduce nuisance on the highway.
- 11.4 The proposal is considered to accord with local plan policies.

## **12 RECOMMENDATION**

### **Grant**

- 12.1 That the Committee delegates authority to finalise the terms of the S.106 agreement (with regard to the provision of affordable housing and natural green space, and contributions to the Whittlesey Library and other open space as detailed earlier in the report) to the Head of Planning, and
- 12.2 Following completion of the S106 obligation to secure the necessary library contributions, policy compliant levels of affordable housing and open space as detailed in this report, application F/YR19/0186/O be approved subject to conditions listed below.

OR

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

12.4 The proposed conditions are as follows;

1.	<p>Approval of the details of:</p> <ul style="list-style-type: none"><li>i. the layout of the site</li><li>ii. the scale of the building(s);</li><li>iii. the external appearance of the building(s);</li><li>iv. the landscaping</li></ul> <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>The Reserved Matters submission in accordance with Condition 1 above shall make provision for no more than 19 dwellings on the site.</p> <p>Reason – For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>The reserved matters submission in accordance with condition 1 above shall make provision for on-site natural green space, in accordance with the relevant Local Plan policy, including details of its management and maintenance as well as its connectivity to the development and to adjoining land.</p> <p>Reason – To ensure that the proposal makes adequate provision for natural green space and is integrated fully into</p>

	<p>the wider green infrastructure network of the area in accordance with policy LP19 of the Fenland Local Plan (2014).</p>
6	<p>No demolition/ development or preliminary ground works of any kind shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme and timetable of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.</p> <p>Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan and to enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation.</p>
7	<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 - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
8	<p>No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Drainage Strategy/ Flood Risk Assessment prepared by RWS Limited/ Parsons Engineering (ref: DR01C-J5135/ 18079-FRA-01) and Flood Risk Assessment (dated 17th June 2019/ 9th May 2019) and shall also include:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1%</li> </ul>

	<p>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;</p> <ul style="list-style-type: none"> <li>• Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;</li> <li>• Full details of the proposed attenuation and flow control measures;</li> <li>• 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;</li> <li>• Full details of the maintenance/adoption of the surface water drainage system;</li> <li>• Measures taken to prevent pollution of the receiving groundwater and/or surface water</li> <li>• The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF and PPG</li> </ul> <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</p>
9	<p>Prior to commencement of development a precautionary emergence/return survey of the site (as referred to in Para 8.5.1 of the Ecological Impact Assessment (November 2018) submitted in support of this application) shall be carried out. If any evidence of bat activity occurs a mitigation strategy shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.</p> <p>Reason - In the interest of the protection of protected species and the wider interests of biodiversity and in accordance with Policy LP19 of the Fenland Local Plan.</p>
10	<p>For the duration of the construction works being undertaken on the site, any construction trenches or other excavations shall be covered overnight unless a means of escape has been provided within them to allow any hedgehogs (or other mammals or reptiles) that may have become trapped within them to escape. Any area of scrubland to be removed to facilitate the development shall be hand-searched immediately prior to clearance under the supervision of suitably qualified ecological personnel to establish if hedgehogs or reptiles are present on the land. Should any such presence be discovered on the site then suitable measures to remove them from the site, or to undertake the clearance in such a way as to ensure no harm arises to them, shall be employed prior to the scrub clearance taking place.</p> <p>Reason - To safeguard biodiversity in line with the aims of</p>

	the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan, adopted May 2014.
11	<p>Prior to the occupation of any part of the development hereby approved bird nest boxes shall be installed on site. These nesting boxes shall cater for a number of different species such as House Sparrow, Starling &amp; House Martin and details regarding numbers, designs and locations should be provided to and agreed in writing by the Local Planning Authority prior to their installation.</p> <p>Reason - To safeguard biodiversity in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan, adopted May 2014.</p>
12	<p>Prior to the occupation of any dwelling on the site, the approved vehicular access shall be laid out and constructed in accordance with the approved plans and thereafter maintained as such in perpetuity. The approved access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority, and retained as such in perpetuity.</p> <p>Reason - In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety and to prevent surface water discharging to the highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
13	<p>Prior to the occupation of the first of the dwellings 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: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>
14	<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 as part of condition</p>

	<p>13 above.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
15	<p>Prior to the first occupation of the development hereby approved a refuse collection strategy 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, adopted May 2014.</p>
16	<p>Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason - To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.</p>
17	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason - In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
18	<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 detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance</p>

	<p>with the approved remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p>
19	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p>





Created on: 12/03/2019

© Crown Copyright and database rights 2019 Ordnance Survey 10023778

**F/YR19/0186/O**

Scale = 1:2,500



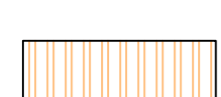






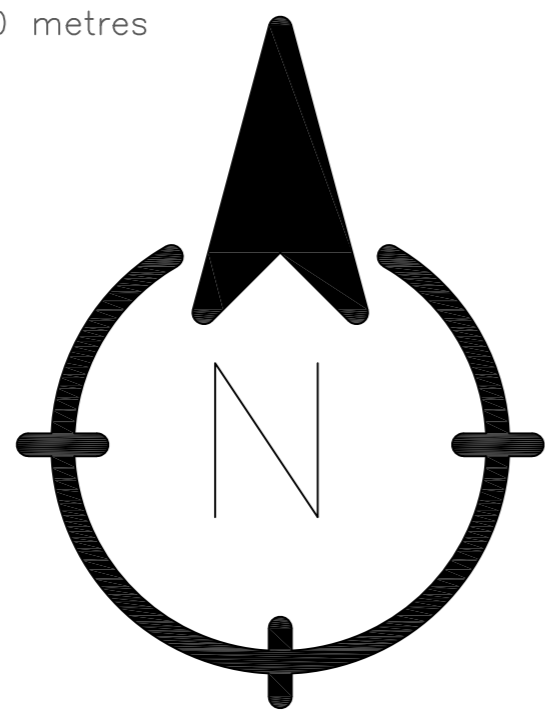
# INDICATIVE MASTER SITE PLAN

158 Stonald Road - Whittlesey - Cambs

## Legend:

-  Open Space / Communal Landscaping
-  Private Garden Space
-  Private Driveway  
Permeable block paving or similar
-  Access Road  
Permeable Tarmac or similar
-  Existing House (140m<sup>2</sup>) to be demolished

0 5 10 15 20 25 30 metres



Snowley Park Development recently completed

FLOOD STORAGE AREA  
NOT FOR DEVELOPMENT

EXISTING HEDGEROW  
REMOVED FOR CLARITY -  
BOUNDARY ALONG CENTRE OF  
HEDGEROW

HEDGEROW TO BE RETAINED /  
CUT BACK AND MAINTAINED

New Access Road

Snowley Park Development recently completed

Existing House (158) to be demolished including boundary wall to front.

New / Revised Access point to site, including vision splays

A:	Indicative hedge to East Boundary Removed	MT 14/3/19
Revision:		
Project:	Stonald Road Whittlesey	
Description:	MASTER SITE PLAN	
Date:	7 January 2019	
Sheet Size:	1:500/A1	Drawn By: Matt Taylor
Drawing Ref:	<b>PL01A</b>	



22 Barrs Street  
Whittlesey  
PE7 1DA  
01733 351136  
rws@rws Ltd.co.uk  
www.rws Ltd.co.uk

**J5135**

Copyright  
The details shown on this drawing are prepared and the liability is the property of RWS Ltd. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RWS Ltd.

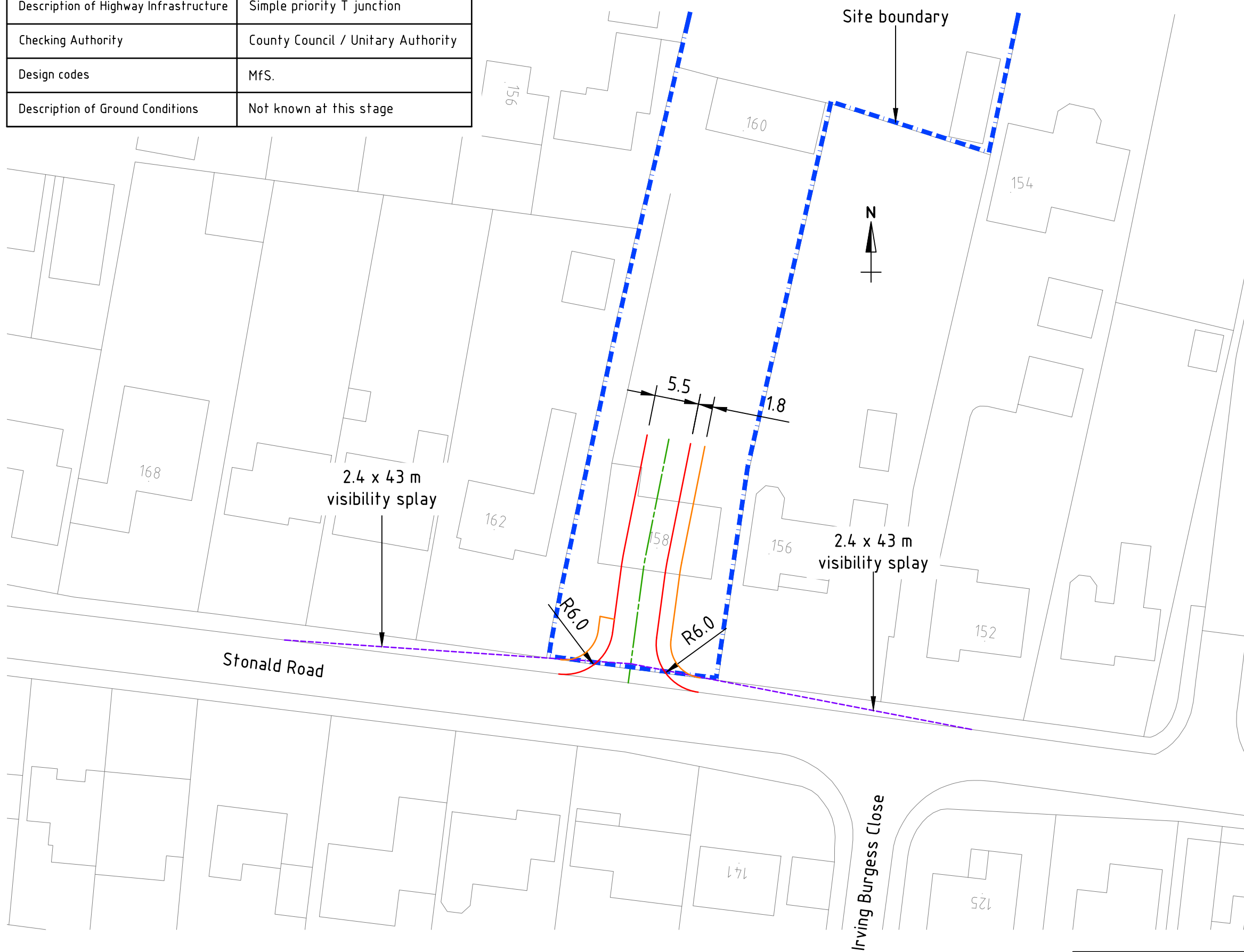


DESIGN INFORMATION

Design stage	Feasibility
Description of Highway Infrastructure	Simple priority T junction
Checking Authority	County Council / Unitary Authority
Design codes	MfS.
Description of Ground Conditions	Not known at this stage

NOTES

- All dimensions are in metres unless stated otherwise.



Ref.	Amendment	Ch'd	Date
A	HIGHWAY ALIGNMENT REVISED TO SUIT COMMENTS MADE BY CAMBRIDGESHIRE COUNTY COUNCIL HIGHWAYS, DATED 03/05.19.	GPD	15.05.19

<p>Stirling House Rightwell Bretton Peterborough PE3 8DJ Tel 01733 262319 Fax 01733 331527 Email enquiries@stirlingmaynard.com www.stirlingmaynard.com</p>			
Client	STIRLING MAYNARD TRANSPORTATION		
Scheme Title	LAND AT 158 STONALD ROAD WHITTLESEY CAMBRIDGESHIRE		
Drawing Title	PROPOSED JUNCTION LAYOUT		
Project Manager	P S SWALLOW	Drawing Status	FEASIBILITY
Drawn	PSS	Scale	1:500 @ A3
Checked	PSS		
Date	Oct 2018	Drawing No.	P17032-07-01A

Drawings are not to be scaled. Work to stated dimensions only.  
© copyright Stirling Maynard. All rights reserved. This drawing remains the property of Stirling Maynard at all times and may not be reproduced or copied in whole or in part without their prior written consent.





Headwall will be provided

MH to contain Hydrobrake limiting discharge to 2.78 l/s

9m Maintenance Strip along IDB Drain

Perforated Pipeline

200mm DIAM PERMEABLE PIPE - TO BE FULLY DESIGNED AT RESERVED MATTERS APPLICATION

5m Contour (Extent of Flood Zone 3)

All Parking Spaces to be Permeable Blockwork (type 3 Subbase with 30% voids to provide attenuation)

All Parking Spaces to be Permeable Blockwork

Foul Water Package Pumping Station

80mm dia PE100 Foul Water Rising Main

Permeable Paved Access Road

Break Pressure Chamber

Proposed new connection manhole to existing Public Sewer

**Storm Water**

- Roof drainage shall discharge to Permeable Driveways.
- All car-parking areas and access road shall be permeable block paved. (Hydropave 240 block Paving by Tobermore or similar), sand bedding layers shall provide filtration.
- Type 3 Subbase (30% Voids) shall be provided under all permeable paved areas, providing attenuation.
- Subbase shall infiltrate to soils through permeable membrane
- Finished Floor Levels to be at least 150mm above surrounding Ground Level in accordance with the Flood Risk Assessment report.
- Hydrobrake should be provided limiting discharge to 2.78 l/s

**Foul Water**

- A gravity foul water system shall be provided to collect foul water from all plots and discharge to a Pumping Station.
- The Pumping Station shall include high-level alarms and 24-hour emergency storage capacity
- The pumping station shall discharge to the existing public sewer along Stonald Road.

**Maintenance Strategy**

- A Maintenance Contract will be provided to maintain the drainage system.

1. Do not scale this drawing.
2. All dimensions are in millimetres unless stated otherwise.
3. This drawing to be read in conjunction with all other relevant drawings and specifications.
4. All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations.

**KEY**

- Permeable Paved Car-parking
- Permeable Paved Access Road
- Private Foul Water Manhole
- Foul Water Pipeline
- Proposed Finished Floor Levels
- Existing Levels
- Proposed Ground Levels
- Perforated Pipeline

**CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015**  
 THE CONTRACTORS ATTENTION IS DRAWN TO THE ABNORMAL RISKS IDENTIFIED BELOW, ANNOTATED ON THE DRAWING AND EXPLAINED IN THE ASSOCIATED DESIGN RISK REGISTERS

**LEGEND**

- YOU MUST NOT DO
- HAZARD OR DANGER
- YOU MUST DO
- CAUTION

ABNORMAL RISKS IDENTIFIED:

P3	Storm Water Strategy added	TBP	25-06-19
P2	Drainage strategy amended to infiltration discharge for Storm Water. Access Road changed to Permeable Paving. All storm pipes and chambers removed.	TBP	09-05-19

Rev	Amendments	Rev'd by	Date
-----	------------	----------	------

Client  
**RWS**

Project  
**158 Stonald Road**

Title  
**Drainage Strategy**

Job No  
**18079**

Drawing No  
**100** Rev **P3**

Status  
**Preliminary**

Scale  
**1:500** Date **8/4/19**

Project Engineer  
**TBP**

Drawn By **NP**  
 Checked By **TBP**  
 Approved By



Providing engineering solutions for the Built Environment  
 4 Angel House, Eastgate, Whittlesey, Peterborough, PE7 1SE  
 07961 783825  
 www.parsonsengeers.co.uk