
F/YR19/0152/O

Applicant: Mr T Bartlett

**Agent : Mr J Campbell
SISCO Architecture Ltd**

Land South Of, 8 - 59 Fairbairn Way, Chatteris, Cambridgeshire

Erection of up to 50no dwellings (outline application with all matters reserved)

Officer recommendation: Grant

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

1 EXECUTIVE SUMMARY

- 1.1 The proposal is an outline application with all matters reserved for up to 50 dwellings (12 of which would be affordable housing) on a 1.76ha site that encompasses a smaller site of 0.76ha which Members approved in February 2017 for up to 26 dwellings with 7 affordable houses, accompanied by a S106 Agreement.
- 1.2 The principle of some development in this edge of settlement location in Chatteris has therefore been established. The key considerations with the application are: whether there would be unacceptable harm to the open countryside and/or highway safety; and whether there would be unacceptable impact upon the amenity of occupiers of nearby houses; caused by the extended area of development and the 24 extra houses. Although no details have been committed at this stage, an illustrative layout has been provided and amended during consultation with Officers.
- 1.3 The extended site is considered, on balance, to be a natural further extension to the southern edge of Chatteris which will contribute to the district's housing land supply.
- 1.4 It is considered that subject to the submission of acceptable details as part of the reserved matters application(s), any potential harm to the countryside would not be significant. Similarly, the development could take place with no significant harm to neighbouring occupiers, although it is accepted that open views from Millfield Close would be lost. Following the amendments, there is no objection on highway grounds.
- 1.5 This outline application is therefore recommended for approval subject to completion of a S106 Agreement which includes affordable housing, education and open space contributions.

2 SITE DESCRIPTION

- 2.1 This application relates to a 1.76 hectare site off Fairbairn Way on the southern edge of the settlement of Chatteris to the west of London Road. The site is currently open fields/ grassland with ponies seen to be grazing on part of the site. It has housing abutting on two sides. The site wraps around the previously approved

development site extending 28m further south and 78m further west, now adjacent to the properties at the south of Millfield Close. A drain runs north south along the western boundary and also along the northern boundary of the site.

2.2 The site is within Flood Zone 1.

3 PROPOSAL

3.1 The application is in outline form seeking approval for the principle of up to 50 dwellings, 12 of which will be affordable. Although not committed at this stage, amendments have been made to the layout and access in order to demonstrate that a suitable access arrangement is possible and 50 dwellings could be accommodated on the site in a satisfactory manner. The layout shows: 25 detached; 4 x semidetached dwellings; and 21 flats

3.2 The applicant has included a Habitat Survey, Reptile Survey and a Flood Risk Assessment/ Drainage Strategy.

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

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=PLUCFHHE06P00>

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR16/0795/O	Erection of 26no dwellings (max) (Outline application with all matters reserved) Land West Of 15 Fairbairn Way Chatteris Cambridgeshire	Granted	16/01/2017
F/YR01/0613/O	Residential Development (0.83 ha) Land West Of 80 - 86 London Road Chatteris Cambridgeshire	Refused	15/01/2003

5 CONSULTATIONS

5.1 Chatteris Town Council

07.03.2019 *The Council supports the idea of development but requests that the road running through the estate is wider than the road running through the existing estate which is inadequate and frequently blocked by parked cars. Parking on the estate is woefully inadequate with pedestrians often forced to walk in the road as the pavements are also blocked by parked cars. The Council also requests a Section 106 donation towards a pot which should be set up to fund the final section of the southern bypass for Chatteris from London Road to the A141. The Town Council would also encourage FDC to impose planning conditions to include features to improve the ecology of the site, as set out in the ecology report, including the addition of bird and bat boxes (such as swift bricks/boxes), the retention of the hedgerows, further landscaping to include native and wildlife attracting species and the installation of boundary post and rail fencing.*

21.08.2019 *Plans previously approved, however CTC still have concerns & reservations regarding parking and the width of the road.*

5.2 CCC Archaeology

Our records indicate that this site lies in an area of archaeological potential, on the western edge of the fen island and to the west of the known area of Iron Age settlement south of Cromwell Community College identified during large-scale detailed magnetometer survey and previous excavations (Cambridgeshire Historic Environment Record references ECB2900, ECB3740, MCB19835). The magnetometer survey and trench-based evaluation which was carried out over a

large area east of London Road also identified an area of settlement dating to the Bronze Age which in some areas continued in usage into the Roman and Saxon periods (CHER ref MCB20214), with earlier features overlain by medieval and post-medieval cultivation. Two round houses and linear ditch with an attached enclosure, indicated by the presence of the round houses to be of later prehistoric or Romano-British date, were also identified during the magnetometer survey south of Tithebarn Farm (ECB2900, 10664). An evaluation carried out to the north of the proposed development area in 2006 identified a series of post-medieval extractive pits as well as medieval pottery sherds indicative of earlier activity in the vicinity of the site (MCB17442).

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG:

Archaeology

No demolition/development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work 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 demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- c) The programme for the analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Reason

To ensure that the significance of historic environment assets is conserved in line with NPPF section 16

5.3 CCC Highways

22.08.2019

The layout will require some amendments at reserve matters stage to ensure:

- The layout is conducive to CCC road adoption requirements.
- Footways wrap around turning head
- 0.5m margins required around shared surface perimeter
- Ramp required for shared surface/DK crossover

No highway objections subject to the standard outline planning condition securing reserve matters.

5.4 FDC Environmental Health

22.08.2019

The Environmental Health Team note and accept the submitted information and have 'No Objections' in principle, as it is unlikely to have a detrimental effect on local air quality or the noise climate.

I am satisfied with the Flood Risk Assessment & Sustainable Drainage Strategy provided by MTC Engineering, and note that there are proposals to connect the development to mains foul and surface water drainage systems, which I welcome for a development of this size and would have requested.

I would recommend a construction management plan is in place 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.

I noted from a site visit that the proposed development site is established grass land, some of which was being put to use for animal grazing. Should planning consent be granted, I would therefore request that the following condition is imposed:

UNSUSPECTED CONTAMINATION

CONDITION: 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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.5 CCC Lead Flood Authority

Based on the submitted details, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development. The details demonstrate that surface water from the proposed development can be managed through the use of permeable paving on all parking areas and private driveways with cellular storage tanks for surface water attenuation and a Hydrobrake flow control. This will restrict surface water discharge to 2 l/s for all events up to and including a 1 in 100 year rainfall event plus a 40% allowance for climate change. The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment, which is of particular importance when discharging into a watercourse.

In addition, the Hydrobrake has been sized appropriately at 75 mm, limiting risk of blockage. The site is located in Flood Zone 1, with only minor fluvial flood risk expected in the event of blockage of the drains along the northern and southern site boundaries, which could cause water to flow across the site in a westerly direction. However, if such an event was to occur, water is expected to re-enter the drain downstream of the blockage or enter the drain along the western boundary without having any significant impact on the site. In addition, the land to the west of the site is at a lower level to the site itself, meaning it is unlikely that blockage of the western drain would pose a significant flood risk to the site. In addition, almost the entire site is at Very Low Risk to surface water flooding, with the exception of a localised area in the northwest corner at Low Risk to surface water flooding, which will be offset by a vegetated buffer area.

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

We request the following condition(s) are imposed:

Development shall not commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Limited (ref: 2251 – FRA & DS) dated February 2019 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

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.

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 and in accordance with Policy LP14 of the Fenland Local Plan and the Cambridgeshire Flood and Water SPD 2016

5.6 PCC Wildlife Officer

19.08.2019 Thank you for the opportunity to comment on the **further information** submitted in relation to this application which I note is now accompanied by a Reptile Survey Report (July 2019). I have the following comments to make with regard to ecology:

Protected Species:

Reptiles: I am satisfied that adequate reptile surveys have now been carried out to establish that the application site is unlikely to support reptiles and therefore no further action is required.

Bats: No evidence of any bat roosts were found during the survey, however the site is likely to support foraging/ commuting bats. I would therefore recommend the following measures in relation to bats:

- a) Provision of a range of integral bat boxes/ tiles to be incorporated into the new dwellings to provide suitable bat roosting habitat and
- b) External lighting to be designed to be baffled downwards away from the retained boundary habitats.

The above detail should be provided by the applicant which would be acceptable via a suitably worded condition.

Nesting Birds: The proposal involves the removal of vegetation which may support nesting birds. I would therefore recommend that 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. Details regarding numbers, designs and locations should be provided by the applicant which would may be secured via a suitably worded condition.

Hedgehogs: Suitable habitat is present within the application site to support hedgehogs which are a UK Biodiversity Action Plan priority species and listed as a Species of Principle Importance under s41 of the NERC Act 2006. I would therefore recommend that as a precaution, the following measures are secured in relation to hedgehogs:

- a) All construction trenches are covered overnight or a means of escape provided for any hedgehogs (or other mammals or reptiles) that may have become trapped;
- b) Impenetrable barriers are avoided by allowing adequate gaps to be retained under any new fencing.

The above may be secured via a suitably worded condition.

Site design & landscaping:

The revised Proposed Site Plan (Rev No. P7) is an improvement on the original layout proposal, and now indicates a more acceptable situation regarding provision

of undeveloped buffers to the site boundary habitats as well as provision of on-site open space/ landscaping.

With regard to landscape planting I would recommend the use of a range of native plant species such as those listed in Appendix 3 of the original ecology report, full details of which may be secured via a suitably worded condition.

Recommendation:

I have no objection to the proposal subject to the use of a suitably worded biodiversity condition to secure the above recommendations which should include a) provision of a range of bird nesting and bat roosting features, b) covering of construction trenches & use of hedgehog gaps in new fences and c) design of external lighting as well as a landscaping condition.

I can advise that subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss in biodiversity.

5.7 CC Designing Out Crime Officer

I have viewed the revised documents in relation to crime, disorder and the fear of crime, noted my previous comments and completed further research of the Constabulary crime and incident systems covering Chatteris and this location for the last 6 months. While the location of this development is still low in reported crime, I would consider Chatteris to be an area of medium vulnerability to the risk of crime. The following relevant crimes have been reported during the above time period:

** 17 x dwelling burglary*

** 16 x vehicle crime (3 theft of and 13 theft from)*

** 31 x criminal damage offences*

I have the following comments in relation to changes to the indicative layout:

One access point – should allow more natural surveillance and territoriality for the residents;

Replaced some housing with three blocks of flats which appear to be open – what surveillance will residents have over their own vehicles from active rooms (living rooms and kitchens), will there be access control to the entrances for residents, what security will there be for cycle and bin stores;

External lighting – our recommendation is that all adopted and un-adopted roads, shared drives and car parks should be lit with columns to BS5489:1 2013;

Allocated parking for plots 25/26 and 35/36 – appears that parking spaces for these plots is within the flats parking area, will the residents for these plots have a view of their vehicles from active rooms?

5.8 CCC S106 Officer

The application is in outline form and does not define the actual numbers provided. However, the following requests are made based upon the school numbers generated. They request the following:

£31,731 per place towards early years;

£9,333 per pupil place towards extension of the Kingsfield Primary School;

£33,333 per pupil place towards extension of the Cromwell Community College; and

£5,265 towards Libraries and Lifelong Learning.

5.9 Anglian Water

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

Used Water Network

The sewerage system at present has available capacity for these flows

5.10 Cambridgeshire Fire and Rescue

Request the provision of fire hydrants

5.11 FDC Housing Strategy Officer

As it currently stands, we would expect a contribution of 25% on this site of 50 dwellings. The total number of dwellings we require would be 13.

The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% intermediate tenure. This would equate to the delivery of 9 affordable rented homes and 4 intermediate tenure in this instance.

In terms of a tenure mix for the 13 affordable homes, we would suggest a mix like below:

2 x 2 bed dwellings for affordable rent

7 x 3 bed dwellings for affordable rent

4 x 3 bed dwellings for shared ownership/intermediate tenure

5.12 Local Residents/Interested Parties

7 letters have been received from local residents objecting to the proposal.

Concerns include:

- The proposed development by reason of its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the properties adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually and intrusive overbearing impact.
- The site access proposals are not in accordance with acceptable standards and would create conflicts between pedestrians, cyclists and vehicular movements and lead to potential safety hazards.
- The proposed parking for the development has not sufficient parking which could result in overspill parking in Fairbairn Way which is already at an unacceptable level.
- The proposed development will increase the already strained access to the flow of traffic entering the estate. The flow of traffic entering the estate is already of poor design with emergency access limited.
- Part of the area has been green belt land and should not be built on.
- Noise from the development
- The town is overpopulated there is a strain on the resources
- Wildlife habitat will be destroyed, we see foxes, monk jacks, owls, woodpeckers here.
- Eye sore and negative impact on the value of my property.
- Access and roads are not suitable
- Boundary fences to adjacent properties need replacing
- Housing Estate would ruin the peace and quiet of the countryside;
- 50 is too many
- Why is this different to the appeal site next door which was dismissed in 2017 (F/YR16/1000/F).

6 STATUTORY DUTY

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

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

LP10 – Chatteris

LP13- Mitigating Growth

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

LP19 – The Natural Environment

8 KEY ISSUES

- **Principle of Development**
- **Character and Appearance/ Residential Amenity**
- **Highway Safety**
- **Section 106 Contributions**
- **Other**

9 BACKGROUND

9.1 Members considered the first application in February 2017 (F/YR16/0795/O) and granted permission for 26 dwellings on the smaller site. This was subject to a S106 Agreement which was finalised in January 2018. As well as 7 affordable dwellings, the Agreement included:

£9,333 per pupil towards an extension to Kingsfield Primary School;

£24,667 per pupil towards an extension to Cromwell Community College; and
Open Space and Play areas,

- Neighbourhood Park £3,000
 - Children's Play £3,000
 - Natural Green Space £3,750
 - Allotments £750
 - Outdoor sports £6,000
- Total £16,500

10 ASSESSMENT

Principle of Development

10.1 The site is on the edge of the Market Town of Chatteris considered to be a sustainable location where new growth can be accommodated. Policy LP4 directs 1600 new homes to be built in Chatteris during this plan period. Therefore the principle of residential development is considered to accord with Policy LP3.

Character and appearance/ Residential Amenity

10.2 Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. Policy LP2 and LP16 (e) seek to ensure that development does not adversely affect the amenity of neighbouring or future occupiers. The previous approval was considered to be an appropriate

extension to the town without projecting unduly into the open countryside. Similarly, it was considered unlikely that the proposal would have a significant impact on the wider landscape, nor was it thought to be out of character with the immediate area.

- 10.3 Consideration is therefore given to whether development on the extended site would result in a different conclusion. The comments of the objectors, specifically those backing onto the wider site are noted. These occupiers live on the edge of the town and currently benefit from unobstructed views to the south across the open countryside. However, the retention of an open view is not a material planning consideration and subject to the development not being visually overbearing, can be deemed to be acceptable.
- 10.4 Subject to the receipt of acceptable details such as the height, scale, siting and design of the new houses and apartment blocks, it is considered that the development has the potential to not impact detrimentally on the amenity and outlook of the existing residents.
- 10.5 Although the new site has also extended the development to the south as well the west, the southern edge of the proposed development remains north of the settlement edge of Chatteris in this location along London Road and is considered to be of a scale and in a location that is in keeping with the core shape and form of the settlement.
- 10.6 As part of the reserved matters applications and proposed sustainable drainage solution, the LPA will be able to ensure that the boundary features and landscaping are protected or enhanced in order to: retain the biodiversity on the site; protect residential amenity; and provide appropriate drainage within the site.
- 10.7 The proposal is therefore considered to have the potential to make a positive contribution to the area and housing targets in compliance with Policies LP2, LP4 and LP16 of the Local Plan.

Highway Safety

- 10.8 Policy LP15 seeks to achieve a safe and suitable access. The access and layout have been reserved for consideration later. However, following concerns from the Highways Officer, the illustrative layout and access has been amended in order to demonstrate a better indicative solution, and to demonstrate the 50 homes can be accommodated safely within the site. The number of access has been reduced to one and the proposed road width is 5m. The illustrative layout indicates that there are adequate off road parking spaces to satisfy FDC's parking standards. Although a couple of garages will need to be enlarged slightly in order to count as a parking space.
- 10.9 The majority of the objector's concerns relate to: highway standards; on street/insufficient parking; and increased traffic using Fairbairn Way. The comments are noted. However, there are now no objections from the Local Highway Authority and as such the development is considered capable of implementation in accordance with adopted Policy LP15 of the Fenland Local Plan.

Section 106 Contributions

- 10.10 The Developer Contribution SPD requires the following:
- Open Space and Play areas,
 - Neighbourhood Park £7,040
 - Children's Play £7,040

- Natural Green Space £8,800
 - Allotments £1,760
 - Outdoor sports £14,080
- Total £38,720

This contribution is to be used on recreation projects within Chatteris.

- 10.11 The applicant has agreed to meet the planning obligations for recreation, affordable housing (12 homes) and libraries/ lifelong learning. The applicant has also agreed to the principle of contributing to education. However, they are disputing the methodology used by the County Council in formulating their response. However, the proposal is considered to accord with Policy LP13 of the Fenland Local Plan 2014.

Other

- 10.12 The Town Council's comments are noted with regard to the contributions requested towards the bypass. However, this has not been requested by the highways department. The Lead Flood Authority have examined the initial drainage reports and are content that the details can be dealt with by planning conditions. The comments of the Designing Out Crime Officer will be forwarded onto the applicant. The Housing Strategy Officer has requested 13 affordable homes rather than the 12 proposed by the applicant. 25% of 50 equals 12.5, the applicant has rounded down whereas the officer has rounded up. In this instance due to the quantum of S106 monies agreed to be paid by the applicant, 12 affordable homes is considered on balance in this instance to be acceptable.
- 10.13 In 2017 an appeal was dismissed for the erection of a 4 bedroom workplace home and storage shed to be used for horticultural purposes on a site to the west of the ditch which marks the western boundary to this site (F/YR16/1000/F).
- 10.14 The Inspector considered that built development of the type and scale proposed would have an *"inevitable and unavoidable effect on the open character of the appeal site and thus the countryside. It would be readily indefinable as encroachment of built form beyond the established limits of the settlement"*.
- 10.15 Furthermore, *"the flat land beyond the site to the south would make the dwelling highly visible in the above context. Its visual effect would be exacerbated by how far removed it would be from other development to the north"*.
- 10.16 The Inspector accepted that the appeal site was close to the edge of Chatteris and therefore future occupiers would not necessarily have to travel far to access services. But in that instance there was a danger that approval of the appeal site could lead to pressure to approve other individual small sites on the edge of settlements to accommodate small scale development such as one dwelling.
- 10.17 Cumulatively, these individual incursions into the countryside would undermine the objectives of national and local plan policies which protect the countryside from such developments.
- 10.18 It is considered that this application is different in two ways to the appeal proposal. Firstly, it is a comprehensive, planned extension to the settlement where the quantum of housing to be delivered will contribute to the housing land supply. Secondly, the ditch along the western boundary to this application site is considered to be a robust and defensible boundary which would constrain any further development to the west.

11 CONCLUSION

- 11.1 The proposal is an outline application with all matters reserved for up to 50 dwellings (12 of which would be affordable housing) on a 1.76ha site that encompasses a smaller site of 0.76ha which Members approved in February 2017 for up to 26 dwellings with 7 affordable houses, accompanied by a S106 Agreement.
- 11.2 The principle of some development in this edge of settlement location in Chatteris has therefore been established. The key considerations with the application are: whether there would be unacceptable harm to the open countryside and/or highway safety; and whether there would be unacceptable impact upon the amenity of occupiers of nearby houses; caused by the extended area of development and the 24 extra houses. Although no details have been committed at this stage, an illustrative layout has been provided and amended during consultation with Officers.
- 11.3 The extended site is considered, on balance, to be a natural further extension to the southern edge of Chatteris which will contribute to the district's housing land supply.
- 11.4 It is considered that subject to the submission of acceptable details as part of the reserved matters application(s), any potential harm to the countryside would not be significant. Similarly, the development could take place with no significant harm to neighbouring occupiers, although it is accepted that open views from Millfield Close would be lost. Following the amendments, there is no objection on highway grounds.
- 11.5 This outline application is therefore recommended for approval subject to completion of a S106 Agreement which includes affordable housing, education and open space contributions.

12 RECOMMENDATION

GRANT SUBJECT TO:

i)Completion of s106 agreement with delegation to the Head of Planning to finalise the education contributions. Should the applicant be unwilling or unable to complete the S106 agreement within 4 months from the date of committee approval then delegated powers to be given to Officers to refuse the application.

ii)Planning conditions – see below.

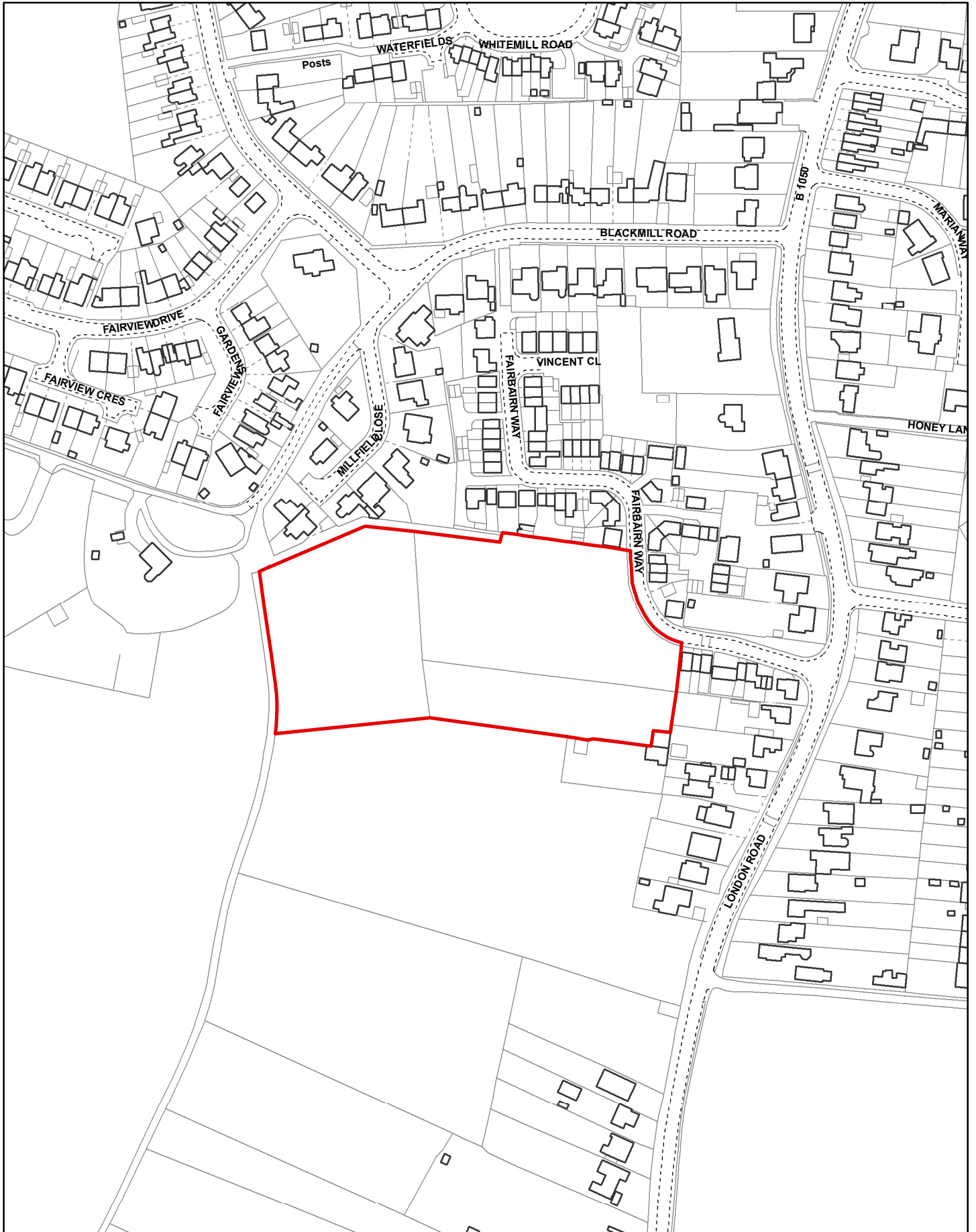
1	<p>Approval of the details of:</p> <ul style="list-style-type: none">i. the layout of the siteii. the scale of the building(s);iii. the external appearance of the building(s);iv. the means of access thereto;v. the landscaping <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason - To enable the Local Planning 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 51 of the Planning and Compulsory Purchase Act 2004.</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 50 dwellings on the site.</p> <p>Reason – For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>The details submitted to discharge Condition 1 shall include a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Limited (ref: 2251 – FRA & DS) dated February 2019 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.</p>

	Reason-To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Policy LP14 of the Fenland Local Plan and the Cambridgeshire Flood and Water SPD 2016
6	<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 and in accordance with Policy LP14 of the Fenland Local Plan and the Cambridgeshire Flood and Water SPD 2016</p>
7	<p>The details submitted to discharge Condition 1 shall include:</p> <p>a) details of a range of native plant species such as those listed in Appendix 3 of the Ecology Report, to be including within the landscaping scheme; b) provision of a range of bird nesting and bat roosting features; c) proposed covering of construction trenches and the use of hedgehog gaps in new fences; and d) the design of external lighting so that it is baffled downwards away from the retained boundary habitats.</p> <p>Reason- in order to protect and or enhance the biodiversity on the site in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
8	<p>The details submitted to discharge Condition 1 shall include: details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason To ensure that the precise height of the development can be considered in relation to adjoining dwellings.</p>
9	<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</p>

	<p>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>
10	<p>No development shall commence on site until such time as details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been 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 under 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, 2014</p>
11	<p>Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and approved by the local planning authority and shall include:</p> <ol style="list-style-type: none"> 1. Provision for the parking off the public highway of all construction vehicles and management of construction traffic and access/haul routes including a signage strategy for construction traffic and details of any traffic management works required on the adopted highway; 2. Arrangements for materials delivery, loading and unloading and storage areas; 3. Hours of operation of construction; 4. Site working methods to control the emission of dust through a Dust Management Plan and measures for the sustainable use of soils; 5. Wheel washing facilities; 6. Means to control noise and pollution of the water environment; and 7. A scheme for recycling/ disposing of waste from demolition and construction works <p>Reason- In order to ensure that the development of the site is undertaken following best practice and to ensure the protection of the amenities of nearby residents and in order to comply with Policy LP16 of the Fenland Local Plan 2014.</p>
12	<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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p>

	Reason- To ensure that the development complies with approved details in the interests of the protection of human health and the environment.
13	<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>
14	<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 2014.</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 as part of Condition 14 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>
16	The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Case Officer	Team Leader
Date:	Date:



Created on: 26/02/2019

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F/YR19/0152/O

Scale = 1:2,500



PLOT No.	TYPE	GIA (m ²)	GARDEN (m ²)
1	2 Bed Flat	70	N/A
2	2 Bed Flat	70	N/A
3	2 Bed Flat	70	N/A
4	2 Bed Flat	70	N/A
5	1 Bed Flat	50	N/A
6	1 Bed Flat	50	N/A
7	4 Bed House	125	180
8	4 Bed House	125	180
9	3 Bed House	84	135
10	3 Bed House	84	135
11	4 Bed House	125	175
12	4 Bed House	125	175
13	3 Bed House	84	128
14	3 Bed House	84	130
15	3 Bed House	84	130
16	4 Bed House	125	176
17	4 Bed House	125	176
18	4 Bed House	125	205
19	4 Bed House	125	185
20	3 Bed House	84	135
21	3 Bed House	84	135
22	3 Bed House	84	174
23	3 Bed House	110	163
24	3 Bed House	110	163
25	3 Bed-Semi	84	110
26	3 Bed-Semi	79	62
27	2 Bed Flat	70	N/A
28	2 Bed Flat	70	N/A
29	2 Bed Flat	70	N/A
30	2 Bed Flat	70	N/A
31	2 Bed Flat	70	N/A
32	2 Bed Flat	70	N/A
33	1 Bed Flat	50	N/A
34	1 Bed Flat	50	N/A
35	3 Bed-Semi	84	62
36	3 Bed-Semi	84	75
37	3 Bed House	84	120
38	3 Bed House	84	106
39	3 Bed House	84	106
40	3 Bed House	84	106
41	2 Bed Flat	70	N/A
42	2 Bed Flat	70	N/A
43	2 Bed Flat	70	N/A
44	2 Bed Flat	70	N/A
45	2 Bed Flat	70	N/A
46	1 Bed Flat	50	N/A
47	1 Bed Flat	50	N/A
48	5 Bed House	125	165
49	5 Bed House	125	120
50	5 Bed House	125	267



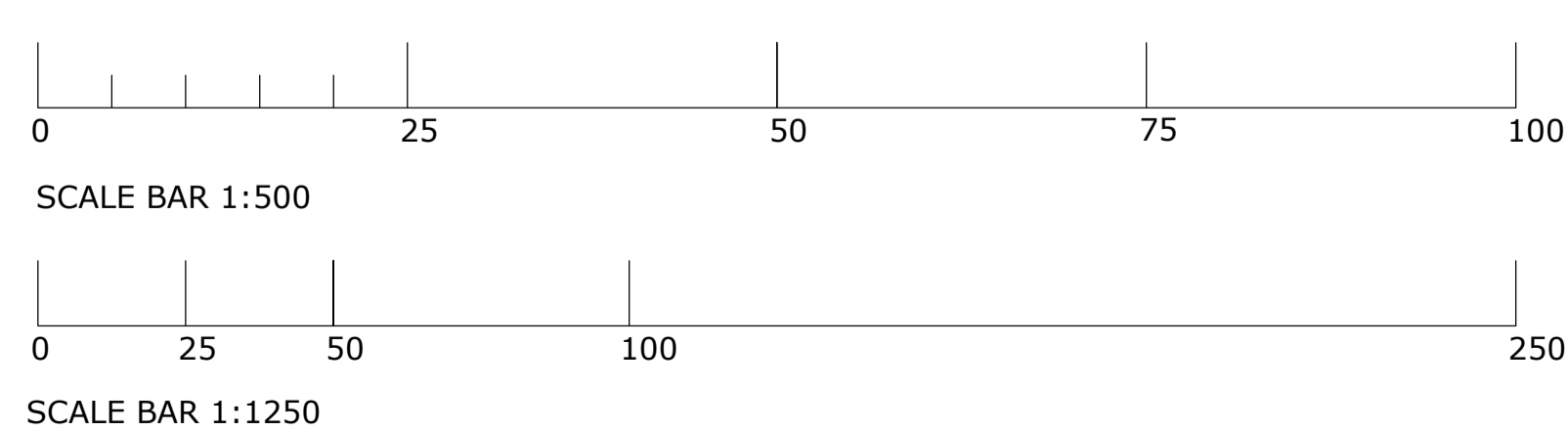
SITE LOCATION
SCALE 1:1250

SITE PLAN - PROPOSED
SCALE 1:500

NOTE:
SITE LAYOUT IS INDICATIVE ONLY

AREA HATCHED BLUE
SOCIAL HOUSING

ITEM	RISK
01	Risk 01
02	Risk 02
03	Risk 03
04	Risk 04
05	Risk 05



P7	UPDATED FOLLOWING HIGHWAYS CONSULTATION	19.07.23	NO
P6	L.A COMMENTS	28.06.19	AM
P5	PLANNER COMMENTS	16.05.19	AM
P4	OUTLINE PLANNING APPLICATION ISSUE	18.02.19	JC
P3	ISSUE FOR SPECIALIST CONSULTANT	05.02.19	JC
P2	OUTLINE PLANNING APPLICATION ISSUE	09.01.19	JC
P1	ISSUE FOR CLIENT COMMENT	08.01.19	JC
Rev		Date	Initials

Job: PROPOSED 50 DWELLING DEVELOPMENT ON THE LAND WEST OF FAIRBAIRN WAY, CHATTERIS PROPOSED SITE AND LOCATION PLAN
 Client: MR T BARTLETT
 Date: 06/11/2018
 Scale: 1:500/1:1250
 Job No: 60415 Dwg No: (0-)101 Rev No: P7

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