
F/YR14/0977/O

Applicant: Ropemaker Properties

**Agent : Barker Storey Matthews
Barker Storey Matthews**

Pike Textile Display Limited, 16 North End, Wisbech, Cambridgeshire

Erection of 21 dwellings (outline application with all matters reserved)

Officer recommendation: Grant subject to prior completion of Section 106

Reason for Committee: Major application with Statutory Consultee view at variance to officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This scheme proposes the redevelopment of a brownfield site situated in a sustainable location within one of the Primary Market Towns of the district.
- 1.2 It is acknowledged that the scheme detail/supporting evidence has failed to address concerns highlighted by the Lead Local Flood Authority. However this evidence deficit when weighted against the policy benefits in delivering 21 residential units on this brownfield sustainable site is accepted; having due regard to the fact that the requirements of the LLFA may be conditioned.
- 1.3 Changes to the definition of affordable housing in the NPPF has also enabled the scheme to move from a non-viable development to one where the developer is able to offer a development which delivers a level of affordable housing which is policy compliant and this factor has also been given appropriate weight in arriving at a positive recommendation.
- 1.4 It is considered that the scheme overall represents a sustainable development which raises no significant issue in terms of planning policy, excepting that there will be a requirement to demonstrate that there are no flood risk issues arising.
- 1.5 Detailed matters will of course be addressed as part of any subsequent reserved matters submission; however it is considered that the site has the capacity to deliver a development which achieves full policy compliance.

2 SITE DESCRIPTION

- 2.1 The site in question is located on the main northern access into Wisbech – A1101 Leverington Road/North End - in an area of mixed commercial and residential use with the Asda store on its north side.
- 2.2 This application relates to a 0.47 hectare cleared site located to the west of North End situated perpendicular to the Wisbech Asda store. The site was formerly the Pike Textile factory, but the buildings were demolished under previous consent.

- 2.3 However, the site still represents a brownfield site. The site is reasonably flat and lies within Flood Zone 3 an area considered to be at highest risk. Grade II listed terraced housing sits to the immediate east of the site.
- 2.4 Adjacent to the site on the south side are two grade II listed buildings namely Dennick & Son Ltd, 13 North End which is former warehouse converted to flats

3 PROPOSAL

- 3.1 The application is for outline permission for 21 dwellings comprising the following:
- 1 three-bed townhouse
 - 4 three bed semi-detached dwellings
 - 4 two bed houses and
 - 12 x one-bed flats
- 3.2 The layout demonstrates the site can achieve two parking spaces per unit. Pre-application advice was given in 2014 which appeared favourable to the principle of housing.
- 3.3 All details are reserved including access, although an indicative layout forms part of the submission to demonstrate how the site could potentially be developed, this scheme details a new access road off North End.
- 3.4 Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=NDL6C8HE08001>

4 SITE PLANNING HISTORY

F/YR13/0696/DE1	Demolition of existing buildings	Prior approval not required 14.10.2013
14/0011/PREAPP	Residential Housing Development	

5 CONSULTATIONS

- 5.1 **Wisbech Town Council** has no objection to the application.
- 5.2 **CCC Highways** *The trip generation from the proposed residential dwellings is likely to be comparable to the previous industrial use and assessment demonstrates that that the development will have a negligible impact on the existing highway network. I therefore have no objections in principle. When the reserve matters application is submitted I would like to see the carriageway widths, junction radii and visibility splays to be dimensioned along with parking bay and turning area geometry.*

Recommends conditions to secure details of layout of site including roads, footways, cycleways, buildings, visibility, parking and turning, surface water drainage and street lighting.

- 5.3 **FDC Environmental Health:** *The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate.*

A Phase 1 / desk study has been submitted, this is noted and accepted by Environmental Health, the study suggests that due to the sites industrial history an intrusive investigation is needed to characterise the site and ensure that it is suitable for use. The contamination condition is required for this site.

- 5.4 **Environment Agency:** *The site is located in Flood Zone 3 (high risk) of our flood maps. Accordingly, the proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment with this application are implemented and secured by way of a planning condition on any planning permission.*

The NPPF requires Local Planning Authorities to steer new development to areas at the lowest probability of flooding by applying a flood risk Sequential Test.

If the Sequential Test is passed the site must also be subject to the Exception Test. There are two parts to the Exception Test both must be approved by your Authority before the Exception Test can be considered to have been passed. Our advice to you as a statutory consultee on development and flood risk matters, is that in order to fully consider whether the application has satisfied Part 2 of the Exception Test, you should seek further advice from your Emergency Planner and/or other organisations that are better placed to advise you on issues of evacuation and rescue.

We cannot advise you on issues of evacuation and rescue because we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users and professional partners including your Authority. [...] *recommend that your Authority append a condition for the provision of a Flood Plan for the development, which should include an appropriate method of flood warning and evacuation to ensure the safe use of the development in extreme circumstances. [...].* Provided informatives relating to flood resilience, flood warning and foul drainage and recommended foul drainage condition.

- 5.5 **CCC (Lead Local Flood Authority):** Originally objected to the scheme and following re-consultation noted that they maintained their objection to the grant of planning permission reiterating their earlier comments, i.e.

- i) Drainage strategy does not provide sufficient detail
- ii) Inappropriate discharge rates
- iii) Old climate change allowances used

The agent has endeavoured to resolve this matter and has submitted a revised surface water management strategy (January 2020). This has been reviewed by the LLFA who have again maintained their objection to the grant of planning permission for the following reasons:

- Anglian Water agreement required: [...] an in principle agreement from the sewer undertaker is required to discharge into their system at an agreed rate. Although it is thought that the site currently drains into an existing Anglian Water sewer, no assumption should be made that this historic connection still exists

and therefore the application must be assessed as if there is no existing connection.

- Pre-development runoff rates required [...] the pre-development QBAR greenfield and brownfield runoff rates have not been provided. This is required to determine how much betterment will be provided during a 1 in 2 year rainfall event. As outlined in paragraph 6.3.8 of the SPD, brownfield (previously developed land) sites must reduce the existing runoff from the site as part of the redevelopment. Where possible, in order to provide betterment, redevelopments should look to reinstate greenfield runoff rates. Recommends informatives relating to pollution control.

5.6 Cambridgeshire Police: *The proposal is acceptable in the format shown but I would request that consideration be given, at reserved matters application stage, to external lighting of un-adopted areas and boundary treatments to the site and individual plots. We would expect further consultation at reserved matters stage to ensure that adequate measures have been included in the proposals to reduce crime risk and reduce fear of crime commensurate with the area.*

5.7 FDC Housing: *Policy LP5 of the Fenland Local Plan seeks 25% affordable housing on all development sites on which 10 or more dwellings are proposed. Therefore on this development where 21 dwellings are proposed I would anticipate the provision of 5 affordable dwellings on site subject to viability.*

In accordance with Local Plan Policy LP5, the mix of affordable tenures should be informed by and compatible with the latest government guidance and an up to date local Strategic Housing Market Assessment (SHMA). An affordable tenure mix of 70% affordable rented and 30% intermediate tenure is considered appropriate for this development.

The applicant is proposing a mix of 2 and 3 bedroom houses and 2 bedroom flats. Analysis of the Fenland housing register and the Cambridgeshire Strategic Housing Market Assessment indicates significant demand for these unit types.

In accordance with Policy LP5 of the Local Plan, all units should meet the lifetime homes standard where appropriate and viable.

Ideally, all affordable housing should meet the Homes & Communities Agency's quality and design standards to ensure the homes can be included within a housing association's HCA framework delivery agreement.

5.8 CCC 106 Officer: (March 2020) - Based on the indicative mix, 12 x 1- bed (including 5 starter homes), 4 x 2-bed and 5 x 3- bed this would generate the following contributions:

- Early years at Peckover – £6,314
- Primary at Ramnoth – £13,579

We would still need to calculate the actual contribution at reserved matters approval to ensure the final mix is captured. Assuming that there is agreement on the viability I would be happy to include a cap of £30,000 in the s106.

[Works at] Peckover [...] are complete, although these have been done to provide places in anticipation of future development in the town and therefore it is appropriate to secure s106 against this investment by the County Council.

- 5.9 **PCC Section 106 Officer:** (May 2019) confirmed that the submitted viability appraisal had demonstrated that there were viability issues preventing the delivery of affordable housing commuted sum and other S106 contributions.
- 5.10 **CCC Archaeology** *This application area is located within the industrial heart of Post-Medieval Wisbech and is on the site of a former foundry (Ordnance Survey map 1885), the history of which would require a documentary study as part of any planning consent and also archaeological evaluation. 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 [...].*

- 5.11 **FDC Conservation Officer:** Raises no objection following consideration of the scheme in terms of its impact on the setting of the adjacent listed buildings. Considers it would be achievable to develop this site for residential use in a manner which would be sympathetic to the setting of the adjacent listed buildings.

Offered guidance regarding the scheme development in terms of design; this guidance is covered in the relevant section of this report below.

- 5.12 **Natural England:** Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes. [FDC] should apply [NE] Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. Makes observations regarding biodiversity enhancements, landscape enhancements and impact risk zones.

- 5.12 **Local Residents/Interested Parties:** One letter of objection received regarding the following issues:

- *Drainage, have problems every year with drains not working properly and bubbling up in houses when it rains*
- *The noise from these properties will be significant with the entrance and exit facing our property and others*
- *Traffic or Highways problem with this road the amount of traffic and damage to the roads which already suffer with sinking and crumbling.*

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 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

- 7.1 **National Planning Policy Framework (NPPF)**
Para. 2 - Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise

Para. 10 - Presumption in favour of sustainable development
Para. 12 - Presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making
Para. 39 - Pre-engagement and front loading
Para. 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise
Paras. 54-57 - planning conditions, obligations and viability
Chapter 5 - Delivering a sufficient supply of homes
Chapter 9 - Promoting sustainable transport
Para. 118 - Planning policies should [...] give substantial weight to the value of using suitable brownfield sites within settlements for homes [...].
Para. 127 - achieving well designed places
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change.
Chapter 15 - conserving and enhancing the natural environment
Paras. 178 - 179 ground conditions and pollution, risks arising from contamination
Chapter 16 - Conserving and enhancing the historic environment
Annexe 2: Glossary - Affordable housing definition

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

Context C1 - Relationship with local and wider context and C2 - Value heritage, local history and culture

Identity I1 - Respond to existing local character and identity; I2 Well-designed, high quality and attractive

Built form B1 - Compact form of development; B2 - Appropriate building types and forms

Movement M3 - well-considered parking, servicing and utilities infrastructure for all users

Nature N3 - Support rich and varied biodiversity

Uses U2 - A mix of home tenures, types and sizes

Homes and Buildings H1 - Healthy, comfortable and safe internal and external environment, H3 - Attention to detail; storage, waste, servicing and utilities

Lifespan L3 - A sense of ownership

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP8 – Wisbech

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

8 KEY ISSUES

- **Background**

- **Principle of Development**
- **Impact on the Character of the Area**
- **Residential Amenity**
- **Flood Risk**
- **Heritage impact**
- **Infrastructure provision and Affordable Housing**

9 BACKGROUND

- 9.1 This application has been lodged with the LPA for some time and the applicant's agent has been asked on numerous occasions to withdraw the application (as evidenced on the case file). The applicant has been reluctant to entertain this as they sought to retain the application as a live submission and move towards a positive resolution.
- 9.2 It is understood that major delays occurred partly due to interest in the site by a third party wish to purchase and use for an alternative means. However, that alternative proposal does not appear to have materialised.
- 9.3 In order to move this matter forward to a conclusion the application has been amended to withdraw its viability argument and now proposes starter home provision which would accord with the revised definition of affordable housing in the NPPF. Further work has also been commissioned to resolve the outstanding objection from the Lead Local Flood Authority and this is explored further below.

10 ASSESSMENT

Principle of Development

- 10.1 The site is within Wisbech which is identified in the settlement hierarchy as expressed in Policy LP3 as being a Primary Market Town where most of Fenland's growth should be situated; therefore the scheme accords with policy.
- 10.2 In addition the proposal would result in a development of a brownfield site. Therefore in principle the proposal is considered to be acceptable subject to compliance with other policies regarding character of the area, flooding, residential amenity, heritage impact and infrastructure provision.

Impact on the Character of the Area

- 10.3 Policy LP16(d) considers the impact on character of the area. Whilst no details of design are submitted for determination it is considered that the indicative scheme submitted demonstrates that a suitable scheme could be achieved which does not compromise the existing character of the area.
- 10.4 Careful consideration will need to be given going forward to ensure that the development has no adverse impact on the adjacent listed building, with this being covered in detail below.
- 10.5 It is considered that a detailed scheme could be delivered at reserved matters stage with fully accords with Policy LP16 of the FLP and the aims of the national Design Guide.

Residential Amenity

- 10.6 Policies LP2 and LP16 identify the need to ensure appropriate levels of amenity for both existing and future occupants. Whilst this application is in outline format an illustrative layout accompanies the submission which shows the quantum of development proposed and how it could be delivered on the site.
- 10.7 As indicated in the site description to the north is the Asda car park and the south commercial buildings both of which allows for flexibility in terms of layout. There is residential development to south-east with roof lights serving principal rooms (Granary Court) however this constraint can be factored in at reserved matters stage.
- 10.8 With regard to noise impacts and reverse sensitivity no issues were highlighted by Environmental Health as part of their consultation and it is clear that there are a number of residential units which have similar relationships to the commercial units within this urban location.
- 10.9 Overall it has been demonstrated that the site can be developed for the quantum illustrated without detriment to residential amenity; subject to detailed design and compliance with Policy LP16(e) and LP2 achieved.

Flood Risk

- 10.10 The site is within Flood Risk Zone 3 where development is considered to be at highest risk of flooding. With regard to the sequential and exception tests the agent highlights that the land falls within the West Wisbech Broad Location for Growth with the Council's own Flood Risk Sequential and Exception Test Evidence report concluding that:
- “For a range of wider sustainability benefit reasons the west side of Wisbech has been identified as an appropriate location for new residential development. This is supported by evidence in the Wisbech SFRA, the fact that the Council considers the Exception Test can be passed, and the Environment Agency’s response confirming that this approach has its conditional support providing that residual risk can be mitigated against through an approved area FRA and a comprehensive master plan for the area. The Council considers that the proposed strategic allocations and broad locations provide the most appropriate way of utilising land in accordance with the identified flood risk status while at the same time taking into account wider sustainability issues which would be of benefit to the community’.*
- 10.11 In early 2018 FDC adopted a Flood Risk Sequential Test Methodology which clearly identifies that it will normally be the case for sites within the existing built up urban area of Wisbech that fall within flood zones 2 & 3 and where the proposal is for the redevelopment of a site last used for Use Classes A, B, C or D that the Council will accept that the Sequential Test will normally be passed. Additionally in such scenarios it will also be considered that the first part of the exception test will also be deemed to be satisfied. The second part of the exception test is also satisfied following the submission of a site specific FRA which has been accepted by the Environment Agency.
- 10.12 It is noted that the LLFA are maintaining an objection to the scheme as they consider an in principle agreement is required from the sewer undertaker (Anglian Water) to discharge surface water into their system at an agreed rate. In addition they require evidence with regard to the pre-development runoff rates required to determine how much betterment will be provided during a 1 in

2 year rainfall event. Paragraph 6.3.8 of the SPD identifies that brownfield (previously developed land) sites must reduce the existing runoff from the site as part of the redevelopment and where possible, in order to provide betterment, redevelopments should look to reinstate greenfield runoff rates.

- 10.13 Whilst ideally the LPA would secure this information prior to determination Officers are mindful of the outline status of this application and the benefits of bringing forward this development. Members will recall that a similar pragmatic response was applied with regard to the scheme to redevelop the Dennicks Yard site at Gorefield (F/YR15/0699/O) with a condition being applied to secure an appropriate surface water drainage scheme.
- 10.14 It is considered such an approach is equally applicable in this instance and that an approval could be forthcoming on this basis. This would give the applicant a level of certainty in further developing the scheme for the site whilst also safeguarding the site in terms of flood risk and surface water disposal; as clearly the developer will need to demonstrate compliance with the condition prior to any development above ground. Notwithstanding such an approach officers have asked the agent for the scheme to ascertain, in consultation with their drainage consultants, the likely turnaround times to secure an in principle agreement with Anglian Water and to establish whether they are able to provide the run off rates requested.
- 10.15 Such an approach has been discussed informally with the LLFA and they remain uncomfortable with conditioning this element given that the applicant has not yet demonstrated that they will be reducing the rate of surface water runoff from the site, as they have not provided the existing rate of runoff from the site. If run off is increased this could create an increased flood risk downstream. The LLFA also identify that they have approach such matters in a consistent manner.
- 10.16 Whilst officers have sympathy with this stance it is clear that conditioning this aspect is the only way to move forward with an approval, given that a suitable condition will not compromise the ultimate potential of the scheme to satisfy the requirements of both national and local planning policy. Officers are therefore comfortable to recommend this approach.

Heritage impact

- 10.17 The FDC Conservation Officer has assessed the proposal and considers that the site could be delivered for residential use, in a manner which would be sympathetic to the setting of the adjacent listed buildings. It is further acknowledged that the new build dwellings erected behind the converted warehouse circa 2004 provide a physical separation between the rear aspect of the listed buildings and the site.
- 10.18 Taking account of this separation and noting that the indicative site plan shows the positioning of proposed dwellings through the site in question it is felt the bulk of the proposed scheme will not unduly impinge or overwhelm the setting of the listed buildings so as to have a harmful impact.
- 10.19 This advice is caveated by the need to ensure that *'any new building adjacent to the listed warehouse fronting North End does not seek to rival or mimic the warehouse as it is felt this would detract from the listed buildings presence within the streetscene and its setting. The dwelling that forms part of the scheme*

fronting North End should assimilate with adjacent dwellings (19 and 20 North End) to its north side, aligning with that building line and be no more than two storey in height and of a ridge height similar to 19 and 20 North End.'

- 10.20 Based on the above evaluation and mindful of the site context it is considered that there is scope to secure a scheme at reserved matters stage which will accord with national and local planning policy in so far as it relates to safeguarding heritage assets.
- 10.21 The requirement to secure archaeological investigation also accords with national and local planning policy and may be secured by condition.

Infrastructure provision and Affordable Housing:

- 10.22 The scheme attracts the following S106 obligations, which were been revised during the consideration of the scheme as a result of pooling and capacity.
- 10.23 The original stance of the applicants was to proceed to make a case for a nil contribution on the grounds of viability and such a case was accepted. However during 2019 the County revisited the likely education contributions in light of the quantum of development put forward in the viability work and the amounts calculated reduced to a level that the developer's agent was more comfortable with accepting.
- 10.24 The education requirements have been revisited given the passage of time and County Officers have confirmed that whilst the S106 will be expressed in a formula given that the exact housing mix is unknown the contribution can be capped at £30,000; based on the quantum of development proposed in the viability exercise the outturn for education would be:
- Early years at Peckover – £6,314
 - Primary at Ramnoth – £13,579
- 10.25 It is noted that the Peckover Project has been delivered however Planning Guidance does allow for forward funding for education Paragraph: 008 Reference ID: 23b-008-20190315 *'When local authorities forward-fund school places in advance of developer contributions being received, those contributions remain necessary as mitigation for the development.'*
- 10.26 In addition to the above a change in the definition of affordable housing in the NPPF has enabled the developer to reconsider their position with regard to affordable housing on the site. Officers identified that the indicative scheme of 1 x 3 bed town house, 4 x 3 bed semi-detached dwellings, 4 x 2 bed semi-detached dwellings and 12 x 1 bed flats had the potential to provide either Starter homes or just discount market to be sold at 80% of the market value with an ongoing 106 obligation to retain the discounted rate. Adopting such an approach would mean that the development would meet the national definition of affordable housing enabling FDC to secure 25% affordable housing, whilst significantly reducing the developer contribution.
- 10.27 There would in addition be a public realm contribution of £1880 which would be directed to Parkour equipment or a BMX track at Wisbech Park - with a 10 year clawback on this amount in the agreement.
- 10.28 The components of the Section 106 will therefore be -

- 25% affordable housing which meets the definition contained within the NPPF
- Early years contribution (Peckover) £6,314*
- Primary contribution (Ramnoth) £13,579*
- *total contributions to be capped at £30,000 as they will be expressed as a formula in the S106*
- Public realm Contribution £1,880

11 CONCLUSIONS

- 11.1 The redevelopment of this underutilised brownfield site accords with national and local planning policy and will ultimately see an overall uplift in the environmental quality of the area.
- 11.2 Whilst it has not been possible to fully address the concerns of the LLFA with regard to surface water disposal and run off rates it is considered that the condition identified below will ensure satisfactorily safeguards in respect of flood risk.
- 11.3 Changes to the NPPF in respect of the definition of affordable housing has had a positive impact on the overall scheme proposals; in that it is now possible to deliver the full quotient of affordable housing on the site and this is welcomed.

12 RECOMMENDATION: Grant application subject to

- (i) the prior completion of a S106 agreement, and
- (ii) the following conditions

1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> i. the appearance; ii. the landscaping; iii. access; iv. layout; and v. scale. <p>herein after called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development. 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</p>

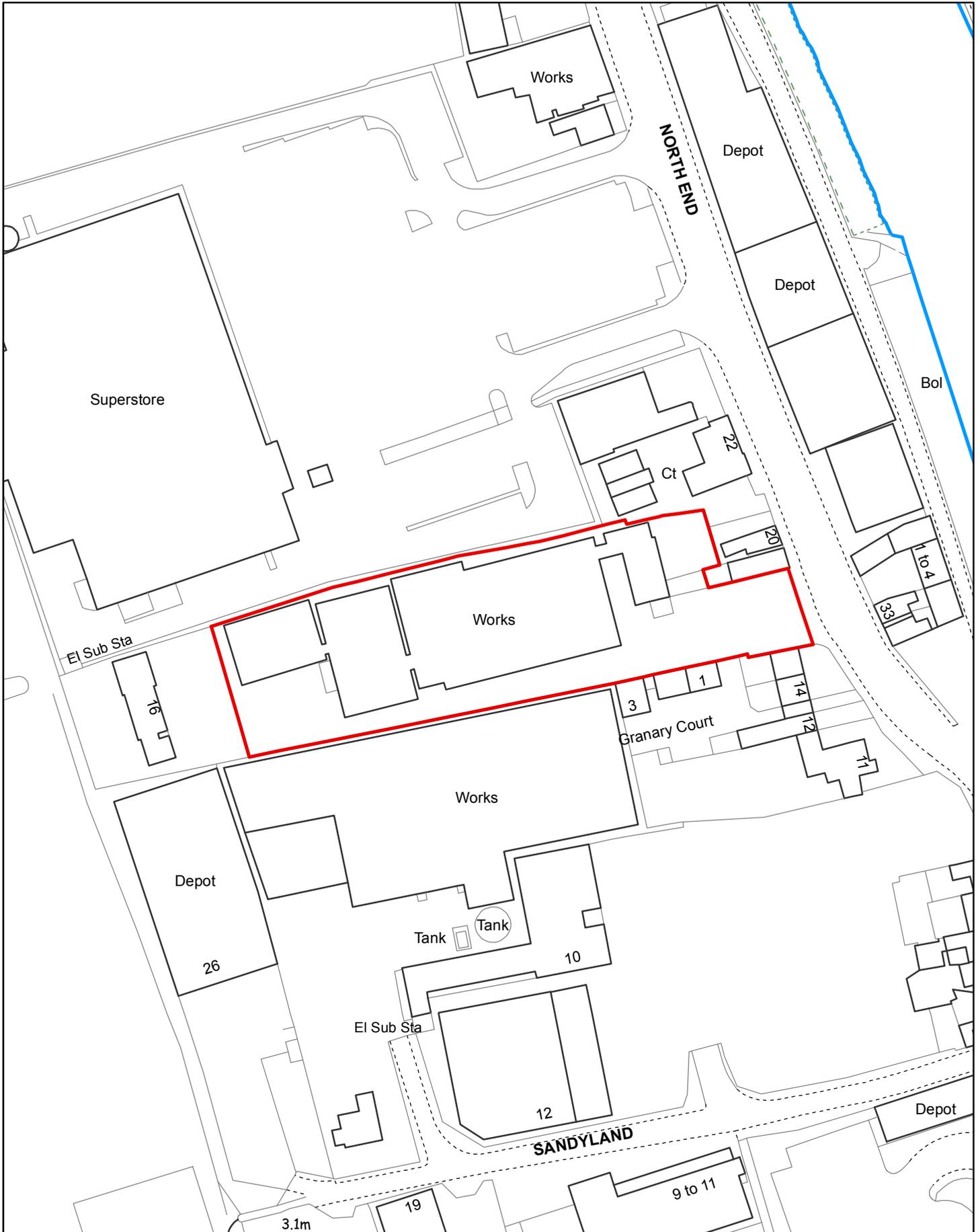
	Compulsory Purchase Act 2004.
4	<p>Details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority as part of the Reserved Matters. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason In the interests of visual amenity of the area in accordance with Policy LP16 of the Fenland Local Plan (2014).</p>
5	<p>The plans and particulars to be submitted under conditions 1 and 2 shall include a Landscape Management Strategy, including details of any phasing. The Strategy shall cover the following details:</p> <ul style="list-style-type: none"> - Long term design objectives throughout the build out of development; - Management responsibilities throughout the build out of the development; and - Maintenance schedules including replacement planting for any trees/shrubs which fail for the course of the development and 5 years thereafter. <p>The Landscape Management Strategy shall be implemented in accordance with a timetable contained therein.</p> <p>Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity, accordance with Policy LP16 of the Fenland Local Plan (2014)</p>
6	<p>The hard and soft landscaping scheme to be submitted as reserved matters under conditions 1 and 2 shall include the following details:</p> <ul style="list-style-type: none"> • Planting plans including trees, species, numbers, size, density of planting and proposed time of planting as well as means of protection and maintenance; • An implementation programme (if phased); • A landscape buffer to the west of the site; • Hard surfacing materials; • Boundary treatments; • Refuse areas; • Any external lighting; and • Measures to promote biodiversity <p>The approved hard and soft landscaping details shall be implemented prior to any dwelling being occupied.</p> <p>If within a period of five years from the date of the planting of any tree or shrub that tree or shrub or any tree or shrub planted in replacement for it is removed uprooted or destroyed or dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective another tree or shrub of the same species and size as that originally planted shall be planned at the same place unless the Local Planning Authority gives written consent to any variation.</p> <p>Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity, in accordance with Policy LP16 of the Fenland</p>

	Local Plan (2014)
7	<p>Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following:-</p> <ul style="list-style-type: none"> - Hours of working - Site compounds/storage areas - Details of wheel cleaning or road cleaning equipment; <p>The development shall thereafter take place in accordance with the approved Construction Management Plan.</p> <p>Reason: In the interests of the amenity of the area and highway safety, in accordance with Policies LP2, LP15 and LP16 of the Fenland Local Plan (2014)</p>
8	<p>No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.</p> <p>(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.</p> <p>(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.</p> <p>(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.</p> <p>No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).</p> <p>(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p>

	<p>(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason - To control pollution of land or water in accordance with Paragraphs 120-121 of the National Planning Policy Framework (2012).</p>
9	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.</p> <p>Reason - To ensure a satisfactory form of development in accordance with Policies LP2 and LP16 of the Fenland Local Plan (2014).</p>
10	<p>The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment for Pile Textiles, North End, Wisbech by Cannon Consulting Engineers for Ropemaker Properties Ltd dated October 2014 ref: CCE/Q131/FRA-01 and email from James Howard at Cannon Consulting Engineers to Emily Crook dated 3 February 2015 and the following mitigation measures detailed within the FRA:</p> <ol style="list-style-type: none"> 1. Finished floor levels of proposed dwellings will be set a minimum 1.0m above existing ground level. 2. Flood resilient and resistant measures will be incorporated into the dwellings, to 300mm above finished floor levels. 3. All dwellings will be 2 storeys. <p>The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants and in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
11	<p>A Surface Water Drainage scheme based on sustainable drainage principles shall be submitted to and approved in writing by the Local Planning Authority as part of the Reserved Matters. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall include:</p> <ol 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

	<p>including an allowance for urban creep, together with an assessment of system performance;</p> <p>c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;</p> <p>d) Full details of the proposed attenuation and flow control measures;</p> <p>e) Site Investigation and test results to confirm infiltration rates;</p> <p>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;</p> <p>g) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.</p> <p>i) Evidence of an agreement in principle from Anglian Water Services (AWS) should the surface water scheme rely on the discharge of surface water into the AWS water network.</p> <p><i>The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF/ PPG</i></p> <p><i>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</i></p>
12	<p>A scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority as part of the Reserved Matters. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.</p> <p>Reason: To prevent the increased risk of pollution to the water environment.</p>
13	<p>No development shall take place within the application site area 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 which has been submitted by the applicant and approved in writing by the local planning authority</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.</p>
14	<p>No part of the development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed estate roads and private drives within the development have been submitted to and approved by the local planning authority. The estate roads and private drives 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 a satisfactory means of access in accordance with policies LP15 and LP16 of the Fenland Local Plan.</p>
15	<p>Within 6-months of the commencement of development, a scheme for the provision of external lighting, to include street lighting, shall be submitted to</p>

	<p>and approved in writing by the Local Planning Authority. The approved details shall be installed prior to occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason: In order to ensure adequate safety and security on site in accordance with Policies LP16 and LP17 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



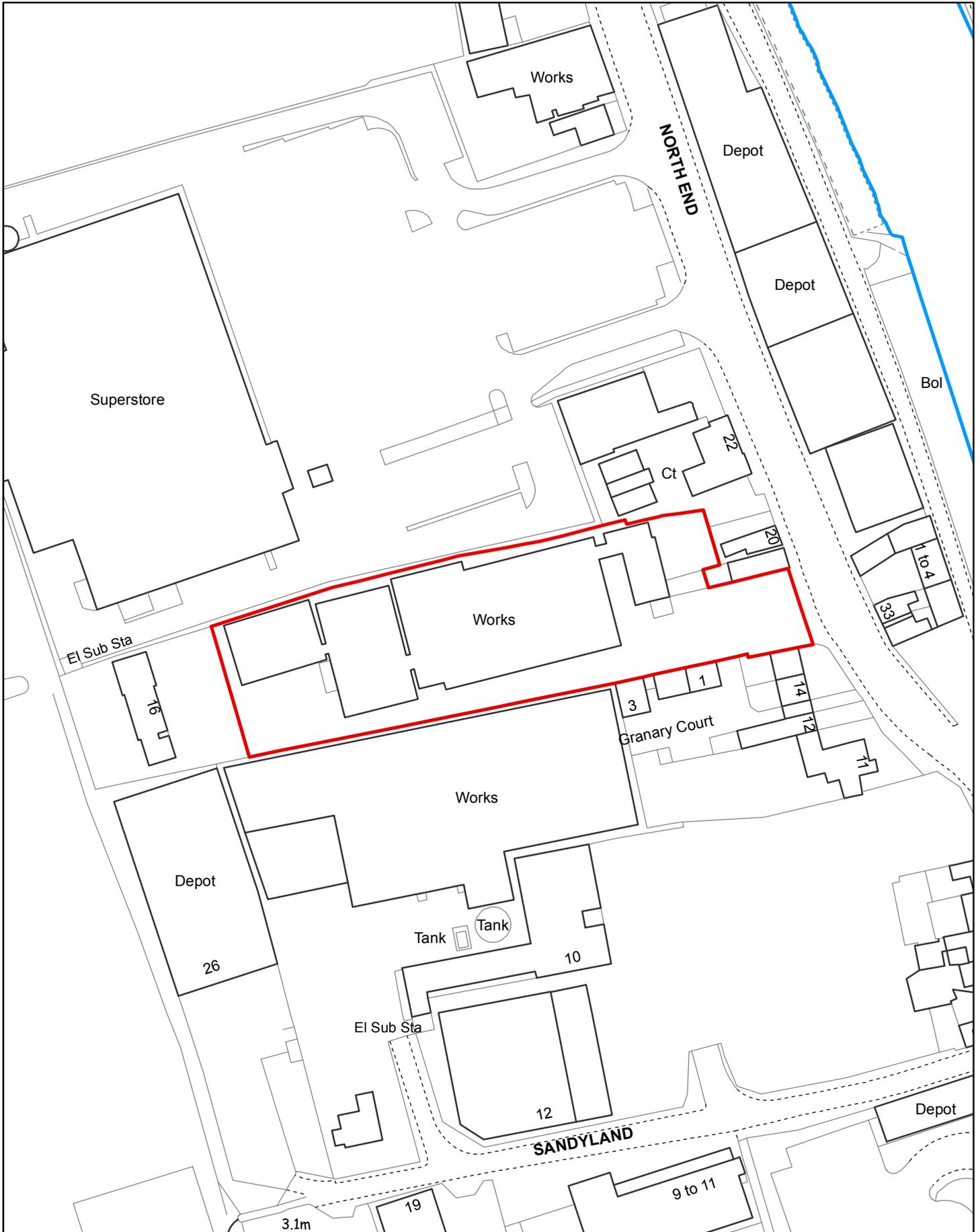
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