
F/YR19/0834/O

**Applicant: Triman Dev (UK)
Ltd/Robertson Strategic Asset Man Ltd**

**Agent : Mr S Machen
Barmach Ltd**

Land at Womb Farm, Doddington Road, Chatteris, Cambridgeshire

Erect up to 248 dwellings (outline application with matters committed in respect of access) with associated site infrastructure including the creation of new vehicular accesses, internal roads, landscaping, open space (including a new play area), drainage and a new off-site section of footway along the A141 Fenland Way

Officer recommendation: Grant subject to completion of S106

Reason for Committee: Town Council comments contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1 The proposal is in outline for up to 248 dwellings with only access being committed at this stage. The site comprises 8.27ha of high/medium grade agricultural land to the west of Chatteris.
- 1.2 Policy LP3 sets out a focus for growth around the 4 Fenland Market Towns, with FLP policy LP4 setting a target of 1,600 homes to be delivered in Chatteris within the plan period. Policy LP4 also sets out that residential development of up to 249 dwellings within or on the edge of market towns are acceptable. In this regard, there is in-principle support for the proposal of 248 dwellings at the western edge of Chatteris under LP4.
- 1.3 The illustrative masterplan satisfactorily indicates how the site could be laid out in order to achieve both the quantum of development and necessary supporting infrastructure.
- 1.4 Improvements to existing pedestrian infrastructure along Fenland Way (A141) and Doddington Road including bus stop improvements have been agreed in principle by the Local Highways Authority subject to final design.
- 1.5 The development proposes to align with the anticipated contributions as set out in the Council's recently published Local Plan viability report – proposing a 20% affordable housing provision on site and a financial contribution for infrastructure. As such, whilst the contributions fall short of policy compliance, Officers consider that the viability report can be given significant weight in the assessment of this application.
- 1.6 Having fully assessed all three dimensions of sustainable development it is concluded that there are no overriding technical objections or material considerations that indicate that permission should not be granted in this instance and the application should therefore be approved subject to the required planning obligations and conditions.

2 SITE DESCRIPTION

- 2.1 The site lies at the west of Chatteris and comprises an irregular shape parcel of land of approximately 8.27Ha. The site is former agricultural land and is generally flat with the exception of some man-made mounds. It has not been actively managed and is now predominantly overgrown with areas of dense scrub and grassland.
- 2.2 The land is bounded on the eastern side by the A141 (Fenland Way) highway and to the north by residential properties and Doddington Road. Fenland District Council's Traveller site also abuts the north eastern edge and a scrap yard is located at the north of the Travellers site. The south east corner of the site abuts land previously approved for a builder's merchant but not built out. Fillenham's Drain runs along the southern boundary of the site and beyond that are the 'Jack's' and 'Poundstretcher' retail units. Approval has also recently been granted for a 'Screwfix' store to utilise a section of this retail unit. An industrial building (16 Albert Way) lies approximately 150m to the north west.
- 2.3 The application site benefits from outline planning permission for industrial development (planning application reference F/YR02/1015/O). It also has reserved matters approval for Class B1 (office and light industry) and Class B8 (storage and distribution) development along with associated infrastructure including a new vehicle access from Doddington Road (planning application reference F/YR07/0980/RM). Under the reserved matters application, a total of 29,027 square metres of new employment floor space was approved including 10,524 square metres of Class B8 floor area, along with 672 parking spaces. A material start was made on site and this permission therefore remains extant.
- 2.4 The site lies in flood zone 1. There are no designated or identified non-designated heritage assets either within or close to the site.

3 PROPOSAL

- 3.1 The proposal is in outline for up to 248 dwellings (reduced from the original proposal of 249 dwellings following revisions to the indicative layout) with only access being committed at this stage. Layout, Scale, Appearance and Landscaping are 'Reserved Matters' to be considered at a future date (should outline permission be granted). An illustrative layout and committed access plans have been submitted which have been amended during the process of the application to take account of statutory consultee's comments. These include: alterations to the access; further traffic information; increased landscape buffer along the southern boundary adjacent to Fillenham's Drain and amendments to the surface water drainage strategy. The location plan has also been amended slightly to take into account additional, unregistered land to provide a footway/ cycle way at the south east of the site.
- 3.2 The site is proposed to be served by 2 access points; one directly off the A141 Fenland Way and one from the Doddington Road between houses 4a and 8. The site is essential split in 2 parts with no through route for cars. This area opens up into an area of open space and sustainable drainage infrastructure.
- 3.3 In addition to the new accesses a minimum 1.8m wide pedestrian/ cycle route is proposed to link up with the existing infrastructure at the 'Jack's' roundabout which then continues through to Marham Way.

- 3.4 The existing footpath along Doddington Road from the Fenland Way roundabout to the access is also proposed to be upgraded through widening to around 2m and the existing footpath from the Fenland Way roundabout leading south to the Traveller site is also proposed to be extended southward to the Fenland Way access thereby enabling pedestrian access all the way along Fenland Way to the 'Jack's' roundabout.
- 3.5 The applicant has also agreed to upgrade the existing bus stops on Doddington Road closest to the site to comprise timetable information at the northbound stop and 2m x 2m hardstanding at the southbound stop.
- 3.6 The illustrative layout also provides details of the type of properties proposed, although the scale of the dwellings has not been committed, including:
- 52No. 2-storey 4 bedroom dwellings
 - 61No. 2-storey 3 bedroom dwellings
 - 57No. 2-storey 2 bedroom dwellings
 - 78No. 2-bedroom flats
- 3.7 The illustrative Masterplan is not necessarily the way the development will be carried out, it is just to demonstrate that up to 248 dwellings could be accommodated on this site; the final layout, appearance, scale and landscaping would be established at the reserved matters stage.
- 3.8 The following documents have been submitted to support the application:
- Planning Statement
 - Health Impact Assessment
 - Design and Access Statement
 - Master Plan/Illustrative Layout Plan
 - Access plans – A141 & Doddington Road
 - Commercial Viability Report
 - Landscape and Visual Assessment
 - Transport Assessment & subsequent technical note
 - Residential Travel Plan
 - Air Quality Assessment
 - Noise Assessment
 - Preliminary Ecological Appraisal with supporting surveys;
 - Great Crested Newt Assessment
 - Wintering Bird Surveys
 - Water Vole and Otter Survey
 - Bat Surveys
 - Nesting Bird Survey
 - Reptile Survey
 - Arboricultural Impact Assessment
 - Preliminary Site Investigation Report
 - Flood Risk Assessment
 - Drainage Strategy
 - Energy Statement
 - Utility Statement
 - Statement of Community Involvement

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

4 SITE PLANNING HISTORY

| Reference | Description | Decision |
|----------------|---|--|
| F/YR19/0386/SC | Screening Opinion: Residential Development (Up to 250 dwellings) | Deemed not EIA development 03.06.2019 |
| 19/0021/PREAPP | Residential Development | Concerns raised in respect of loss of employment land, residential amenity and connectivity 10.05.2017 |
| F/YR08/3120/CO | Details reserved by Conditions 01 and 04 of planning permission F/YR07/0980/RM (Erection of units for B1 and B8 use) | Approved 15/01/2009 |
| F/YR07/0980/RM | Erection of units for B1 (Office and Light Industry) B8 (Storage and Distribution) and associated parking 2 sub stations gatehouse and security barriers cycle and bin stores 2.0 metre high palisade fencing and associated infrastructure and landscaping | Approved 18/12/2007 |
| F/YR06/0862/O | Industrial Development (10.9 HA) - Variation of Condition 02 of planning permission F/YR02/1015/O to extend time period for permission of the Reserved Matters | Granted 21/09/2006 |
| F/YR02/1015/O | Industrial Development (approx. 27 acres) | Granted 18/11/2002 |
| F/97/0468/O | Industrial development (approx. 27 acres) | Granted 13/01/1998 |
| F/92/0452/O | Industrial development (approx 27 acres) | Granted 24/03/1993 |
| F/1036/88/O | Use of agricultural land for industry | Granted 26/09/1989 |

5 CONSULTATIONS

5.1 Chatteris Town Council

"The issue of free flowing traffic and access on to the A141 needs to be resolved before the Town Council will support the application. Traffic lights at Slade End roundabout are a necessity and the proposed footway from Doddington Road to the Jack's site should also be a cycleway."

5.2 FDC Environmental Protection Team

"I can confirm that I am satisfied with the methodology of the Acoustic Design Statement report (Ref: PB9020-RHD-ZZ-XX-RP-Z-0005) dated 16.09.2019 and that it has regard to the relevant recognised guidance.

I acknowledge that there are areas of the proposed development which the report highlights will be exposed to daytime and night-time noise in excess of upper threshold levels as recognised Bs8233:2014. Having studied the levels and locations, I concur that the areas affected in the former are very small and

restricted to external amenity, and that those affected during the latter are also limited in relation to the scale of the total development site.

The report suggests what I deem to be sensible and achievable methods of mitigation, namely close boarded fencing which negates the need to orientate any proposed external amenity areas, and double glazing (standard specified in report) and acoustic trickle-vents for those dwellings considered to be in the 'medium' risk category for night-time noise exposure levels. I note that mention is given in para 6.1.5 to the optimising of orientation of affected properties and that this should be optimised to ensure that the most noise sensitive areas (bedrooms and living rooms) are facing away from nearby roads where possible.

Going forward, I would like to see a scheme submitted which details the noise mitigation methods to be adopted, and how these ensure compliance with the relevant standards for daytime and night-time noise levels. Confirmation will therefore be needed on which properties are to be orientated to ensure noise sensitive rooms do not face the nearby roads, as well as the submission of the close boarded fence positioning and also the exact specification of the trickle vents and double-glazing to be used, and at which locations.

I note that there are proposals to ensure that the proposed development is served by mains foul drainage (likely discharged by gravity) and that this will be taken forward by the relevant authorities.

The findings of the Preliminary Risk Assessment report (PB9020-RHD-ZZ-XX-RP-Z-0004) dated 16.09.2019 are also acknowledged, and I concur with the recommendations which include that an intrusive is necessary. The reasoning for this is highlighted in section 6.2.

5.3 FDC Housing Team

"As it currently stands, we would expect a contribution of 25% on this site of 249 dwellings. The total number of dwellings we require would be 62. 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 43 affordable rented homes and 19 intermediate tenure in this instance. I am happy to discuss the details of the housing or tenure mix at a later date. Please be aware, that Fenland's current affordable housing need through our Housing Waiting List is showing a high volume of need for 2 bedroom properties, this is followed closely by 1 and 3 bedroom properties. I would be happy to provide these statistics for you at a later date, if required.

On this application, I would expect the affordable housing requirement to be in accordance with Policy LP5, and the changes made by the new NPPF mentioned."

5.4 FDC Arboricultural Officer

"The Arboricultural Impact Assessment is a fair appraisal of the existing vegetation condition and value and I concur that the outline scheme could proceed with an acceptable impact on the existing trees & hedgerows.

A suitably worded Arboricultural Method Statement can be prepared to ensure retained trees and hedgerows receive the appropriate protection.

However, we would be looking for any landscape proposal to ensure that hedgerows receive infill planting where necessary and boundaries adjacent to

existing residential sites/roads receive additional planting to reinforce the screening.”

5.5 FDC Economic Development Team

“I remain convinced, although in the absence of a detailed evidence study, that a proportion of the land surrounding the Jack’s store should be preserved for employment use. I am prepared to concede that with the emerging ‘Advanced Manufacturing Launchpad’ identified by the Local Industrial Strategy and the availability of land to the north of the former Produce World facility, can provide sufficient expansion land for industrial/manufacturing employment use, based upon current and potential future demand.”

5.6 FDC Planning Policy

[Currently undertaking a review of employment needs across the district as part of the local plan review] *“This shows that at April 2018 we had a supply of 51ha of committed employment land. This will need to be updated with the 2019 data. But provides a good guide at this stage.*

The site at Womb Farm Chatteris (application F/YR07/0980/REM) does form part of the committed 51ha employment land. It accounts for 9.1ha of the supply. The site has been suggested as both employment and housing and will be assessed as both [in the selection process].

A total of 10 new employment sites were suggested which totalled 37ha plus we also have the strategic employment areas identified in the adopted Local Plan. Therefore it looks like we will have a good supply of employment land if this site is no longer available for employment land.”

5.7 FDC Transport Team

“Having reviewed the information following our discussion yesterday I can confirm that we have no comments to make.”

5.8 FDC Open Spaces Team

Advises has no comments to make

5.9 PCC Wildlife Officer

Following amendments to the indicative layout to increase the ecology buffer along the south of the site adjacent to Fillenham’s Drain advises that *“Assuming there is at least 22% public open space (as per FDC planning policy), I would have no objection to this revised layout, subject to my previous protected species advice/ conditions.”*

Advice & Conditions (summarised)

Bats

Any mature trees to be felled must be subject to a detailed inspection by an ecologist immediately prior to felling (bat protection)

External lighting scheme required.

Reptiles & Amphibians:

Works to be implemented in accordance with the non-licensed method statement set out in section 7.1.4 of the EIA i.e. under ecological supervision with a directional to ‘push’ animals into retained habitat, during suitable weather conditions.

Nesting Birds: (Starling, House Sparrow, Linnet & Song Thrush).

As per section 7.1.9 of the EIA, a range of nesting boxes to be installed on a minimum of 30% of all new dwellings that cater for a number of different species such as House Sparrow, Starling & Swift – scheme to be agreed.

Barn Owls:

Pre-commencement survey for presence of barn owl to be undertaken by a suitably qualified ecologist, and that a replacement pole-mounted barn owl box is installed at a suitable location (to be agreed)

Water Voles:

An updated survey for evidence of water voles is carried out within one month prior to commencement of any site clearance works.

Hedgehogs:

Recommends that the following measures are secured:

- a) All construction trenches are covered overnight or a means of escape provided for any hedgehogs;*
- b) Impenetrable barriers are avoided by providing adequate gaps in all new sections of garden (and other) fencing.*

Badgers:

An updated survey for evidence of badgers is carried out within one month prior to commencement of any site clearance works.

Mammals:

Recommends that a suitably worded condition is imposed requiring that the site is checked for signs of mammal activity (e.g. foxes and rabbits) immediately prior to any ground works starting.

Habitats:

The site currently supports a range of valuable habitats including semi-improved neutral grassland and scrub as well as several uncommon plant communities including narrow-leaved bird's-foot trefoil and common cudweed which are both proposed to be lost.

Request that as set out in section 7.1.2 of the EIA, these plants are translocated to a suitable location within the application site to be retained as undisturbed habitat. Full details to be secured by condition.

Site design & landscaping:

The applicant should demonstrate that adequate natural green-spaces are available on site to provide areas of compensatory species-rich grassland and scrub habitats to benefit species including breeding birds and reptiles, as well as areas to receive the translocated plants.

5.10 Cambridgeshire County Council Local Highways & Transport Authority (LHA)

Proactive and detailed discussions with the LHA have been ongoing with the LPA and the applicant - with the principle of the development agreed by the LHA subject to necessary mitigation and planning conditions/ obligations. Due to some CCC Transport Officers having been redeployed to assist with the impacts of Coronavirus, the LHA have not as yet been able to provide a formal set of planning conditions and these will follow in due course. In summary however, they have advised that they are supportive of the development subject to the following mitigation and commentary;

Widening of the Doddington Road footway – the LHA considers that there is sufficient land available to achieve this and a pre-commencement condition would be suitable to secure this.

Doddington Road bus stop – Despite the proposed indicative arrangement not being acceptable, the LHA considers that there is sufficient land available to achieve this and a pre-commencement condition would be suitable to secure this.

Fenland Way footway/cycleway (south) – The applicant has advised that the width of footway deemed achievable may fall short of the 2.4m requested by the LHA with a minimum of 1.8m considered achievable.

The LHA has advised that a 2.4m shared footway along Fenland Way would match that of the footway/cycleway by the ‘Jacks’ store which leads into Chatteris centre via the underpass. This would therefore provide safe infrastructure for travel into Chatteris centre via sustainable travel modes.

However, they have accepted the principle of securing the final detail via pre-commencement condition with demonstration that the widest possible footpath up to 2.4m has first been scoped out, with CCC having an ability to reject anything that is unnecessarily substandard.

Fenland Way footway (north)

The LHA are satisfied with the submitted details subject to final detail at s278 stage.

Fenland Way arm tactile paving. – Details are agreed in principle subject to final detail at s278 stage.

Doddington Road and Fenland Way (A141) Access details - Details agreed subject to timing of delivery and final detail at S278 stage.

Residential Travel Plan and householder travel packs – The details proposed are agreed.

5.11 Cambridgeshire County Council LLFA

[Following receipt of amended drainage details];

“We have reviewed the following documents:

- *Drainage Strategy, Haskoning DHV UK Ltd, PB9020-RHD-ZZ-XX-RP-Z-0006. Dated: 05 November 2019.*

Based on this and correspondence with the Middle Level Commissioners (MLC), as Lead Local Flood Authority (LLFA) we are able to remove our objection to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving to allow water to infiltrate into the ground in areas found to be viable for infiltration from soakaway testing that has been completed in line with BRE DG 365 standards. As the western part of the site is not suitable for infiltration, it has been proposed to attenuate surface water here in a large attenuation basin before it is discharged into the Fillenham’s Drain at QBAR greenfield rate for all events up to and including a 1 in 100 year 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.

The site is located within Flood Zone 1. Although the site borders areas of Flood Zone 2 and 3 to the east and west, the site is topographically higher than these areas so is unlikely to be at risk from fluvial sources. The site is generally at very low risk from surface water flooding, with some localised areas of low to high risk thought to be associated with localised low spots which will be managed by the proposed drainage strategy.

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

Conditions required securing a detailed surface water drainage scheme and the long term maintenance of this.

5.12 Cambridgeshire County Council Education, Libraries and strategic waste

“Further to the Council’s [previous] submission ..., we have spoken with the applicant and their education consultant to review the data and as a result of those discussions the early years contribution has now fallen away. Also, we have provided further information on the primary/secondary mitigation projects.”

Requests contributions in respect of: Primary education (£2,664,100), Secondary education (£2,842,749) and libraries and lifelong learning (£36,757). No contribution sought for Early years education or strategic waste.

5.13 Cambridgeshire County Council Archaeology

“It is not considered likely that further archaeological investigation would add to our understanding of the history and land use and settlement in the area. We therefore do not object to the above referenced application for residential development and would not consider a condition requiring archaeological work to be necessary.”

5.14 Cambs Fire & Rescue

Raises no objection subject to securing a scheme for fire hydrants

5.15 Cambs Police

“..happy to support and also wish to be consulted should outline planning be granted so we can comment in regards to community safety and vulnerability to crime in respect of residential design and layout, landscaping, internal roads, open space and footways.

5.16 NHS England

Advises that they are unable to provide comments at this time.

5.17 Anglian Water

Advises that there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site - requests an informative of this nature is recorded should permission be granted.

Confirms that 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. Requests a condition requiring a full drainage strategy is submitted

prior to commencement including whether a pumped or gravity regime is to be used.

Advises that the Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board in respect of surface water management and that the Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, they would wish to be re-consulted.

5.18 Environment Agency

“We have reviewed the information provided and have no comment to make on this application.”

5.19 Local Residents/Interested Parties

Objections

1 letter of objection received raising the following concerns material to the application;

- Chatteris doesn't need more houses
- Pollution would be increased through additional cars and heating
- Increased traffic
- The area would be flooded if the pumps failed

Supporters

1 letter of support received making the following comments material to the application;

- There is a need for housing
- Chatteris is a nodal town with potential for expansion
- Social and economic benefits

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 8: The 3 dimensions of sustainability

Para 57: Viability

Para 108-110: Safe and effective access which prioritises pedestrian and cyclists

Para 117: Promote effective use of land.

Para 127: Well-designed development.

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

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019; Context

Identity
Built Form
Movement
Nature
Public Spaces
Uses
Homes and Buildings
Resources
Lifespan

7.4 **Fenland Local Plan 2014 (FLP)**

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
LP6 – Employment, tourism, community facilities & retail
LP12 – Rural Area Development Policy
LP13 – Supporting and Mitigating the Impact of a Growing District
LP14 – Climate Change and Flood Risk
LP15 – Facilitating the creation of a More Sustainable Transport Network in Fenland
LP16 – Delivering and Protecting High Quality Environments across the District
LP17 – Community Safety
LP18 – The Historic Environment
LP19 – The Natural Environment

7.5 **Supplementary Planning Documents/Guidance:**

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- FDC Developer Contributions SPD (2015)
- Resource Use & Renewable Energy SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)
- The Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) which includes the RECAP CCC Waste Management Design Guide SPD (2012)

8 **KEY ISSUES**

- **Principle of Development**
- **Loss of Agricultural land**
- **Loss of Employment land**
- **Access, Highways and Transport**
- **Biodiversity & Ecology**
- **Flood Risk & Drainage**
- **Residential Amenity**
- **Planning Obligations**
- **Viability**

9 **BACKGROUND**

9.1 *Transparency*

The agent acting on behalf of the applicant is Simon Machen who is currently acting in a temporary role as a Corporate Director for Fenland District Council. It is

important to note that both the 2019 pre-application enquiry and the submission of this application took place prior to Mr Machen's appointment with the Council.

Pre-application

- 9.2 The applicant undertook pre-application discussion in early 2019 whereby officers raised concerns that the site benefitted from an extant permission for employment land which was included in the 2013 employment land review, that the existing commercial businesses around the site may compromise residential amenity and that the connectivity of the site to the services and facilities of Chatteris was currently constrained.

Employment land

- 9.3 The site benefits from an extant planning permission for commercial use of the land for Class B1 (office and light industry) and Class B8 (storage and distribution) development along with associated infrastructure including a new vehicle access from Doddington Road (planning application reference F/YR02/1015/O and F/YR07/0980/RM). Under the reserved matters (RM) application, a total of 29,027 square metres of new employment floor space was approved including 10,524 square metres of Class B8 floor area, along with 672 parking spaces.

EIA scoping and screening

- 9.4 An Environmental Impact Assessment (EIA) Screening Opinion was issued by the LPA in June (F/YR19/0386/SC) which considered the potential for significant impacts arising through the development. The LPA advised that in their opinion, the proposal did not need to be supported by an Environmental Impact Assessment. This submission is considered to reflect that considered under the EIA screening undertaken and as such, it is still considered that the development would not constitute EIA development.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 sets out a focus for growth around the 4 Fenland Market Towns, with FLP policy LP4 setting a target of 1,600 homes to be delivered in Chatteris within the plan period. Policy LP4 also sets out that residential development of up to 249 dwellings within or on the edge of market towns are acceptable. In this regard, there is in-principle support for the proposal of 248 dwellings at the western edge of Chatteris under LP4.

Indicative layout and scale parameters

- 10.2 The indicative plan provided denotes a range of dwelling types set around a network of primary, secondary and tertiary roads with pockets of open space which cumulatively exceeds the 22% open space requirement as set out in the developer Contributions SPD.
- 10.3 As such, whilst the layout is only indicative at this time, Officers consider that the proposed quantum of development could be delivered within the site area along with the policy compliant level of open space including supporting infrastructure.
- 10.4 In respect of establishing the principle of development therefore, it is considered that, subject to compliance with other relevant policies of the FLP as considered below, the principle of development can be supported having regard to policy LP3 of the FLP.

Loss of Agricultural land

- 10.5 The site comprises 8.27Ha of Grade 2 and 3 agricultural land (data taken from DEFRA 'magic' mapping, 2020). The NPPF, paragraph 171(footnote 53) advises that the economic and other benefits of best and most versatile agricultural land (BMV land) should be taken into account and that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. Annex 2 of the NPPF defines BMV land to be land in Grades 1, 2 and 3a of the Agricultural Land Classification.
- 10.6 Therefore, the site is identified as comprising 'high grade' to 'medium grade' (BMV) agricultural land. Having regard to the wider DEFRA mapping site, it is notable that a significant majority of Fenland District falls within the BMV land with only the urban areas of the main Market Towns, the Kings Delph and Morton's Leam areas and the north of March including the prison area falling within the lower grades (3b and below). As such, it is recognised that there are very few areas of poorer quality agricultural land, and it would not be possible therefore for Fenland to achieve its housing targets without developing areas of BMV land. It is also important to note that the Council's housing target is not a ceiling and opportunities to deliver housing in places outside of those allocated through the development plan should be favourably considered where they comply with the development plan when taken as a whole.
- 10.7 Notwithstanding this, the site area is not considered to be 'significant' having regard to para 171 of the NPPF and the extent of BMV land which would remain were the site developed. In this regard, it is considered that there is no conflict with the NPPF.

Loss of Employment land

- 10.8 The site benefits from an extant permission for 'B' Class development having been implemented through the partial provision of an access approximately 10 years ago. Since that time however, the site has not been progressed.
- 10.9 Policy LP6 is the main policy driver for employment growth throughout the district and in the preamble sets out that over the plan period to 2031, evidence suggests a need to plan for around 7,200 jobs with a total figure of around 85Ha of employment land required to meet the projected labour demand.
- 10.10 Development of this site for residential use would therefore result in a loss of 8.27ha of employment land which needs to be weighed against the benefits of the scheme. LP6 sets out the Council will seek to retain high quality land and premises currently or last in use for 'B' class uses unless it can be demonstrated that there is no reasonable prospect of the site coming forward.
- 10.11 NPPF paragraph 121 sets out that;

"Local Planning Authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework;"

- 10.12 Having regard to LP6, the land is not currently in use for employment as the development has never been completed, although is capable of coming forward if the appetite for completing the development arises. As such however, the requirements placed by LP6 do not apply in this instance. Furthermore, the site is not allocated or safeguarded as an area of employment growth through the current development plan, with the focus for future employment growth directed towards north Chatteris partly within the broad location for growth (see policy LP10) and the employment area around the South Fens Business Centre at Fenton Way also being an area for future expansion with an extant permission for development of around 8.3Ha of B2/ B8 land.
- 10.13 The Council's Economic Development Team has raised concerns about the potential loss of this site to residential development given the site's location adjacent to the retail development and considers that the surrounding land would be a logical expansion of commercial development. However, they have concurred that their evidence base requires refreshing and acknowledge the expansion to the Fenton Way commercial zone.
- 10.14 The Council's Planning Policy team are currently undergoing a review of the Local Plan and are in the process of assessing the anticipated employment land required through the next plan period. They have advised that at April 2018 there was a supply of 51ha of committed employment land which includes this application site. However, with the latest review, a total of 10 new sites have come forward totalling 37ha which indicates that without the application coming forward for employment land, the council would still have a sufficient supply to meet the anticipated further demand.
- 10.15 It is considered, therefore, that in the absence of any strong evidence to suggest that this site will come forward in the short to medium term as employment land, and that there appears to be sufficient land elsewhere to accommodate the future employment needs of the district, the loss of this site to residential development would not result in significant harm to the ability to provide employment land through the next plan period. This is notwithstanding the benefits that housing stock can provide in any case and the in-principle support of paragraph 121 of the NPPF.

Access, Highways and Transport

- 10.16 Policies LP15 and LP16 of the FLP seek to ensure that development can be served by adequate highways infrastructure – avoiding identified risks, maximising accessibility and helping to increase the use of non-car modes by giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport. Paragraph 108 of the NPPF requires development to take account of opportunities for sustainable transport modes, provide safe and suitable access for all people and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 10.17 The scheme is proposed to be served by 2 vehicular access points leading off Doddington Road and Fenland Way (A141) and this detail is committed as part of this application. The Local Highways Authority (LHA) has raised no concerns over the access arrangements, subject to conditions securing its timely delivery and overall construction detail.

- 10.18 The County Council's Transport Team have reviewed the transport assessment submitted with the application and has sought improvements to existing infrastructure, comprising;
- Widening of the Doddington Road footway from the access leading to the Fenland Way roundabout
 - Improvements to the Doddington Road bus stop
 - Fenland Way footway (north) linking the access at the Traveller site to the application site access along the A141
 - Fenland Way roundabout arm - introduction of tactile paving for pedestrians modelled as existing roundabout alignment and in the event that the roundabout is realigned under permission F/YR10/0804/O.
- 10.19 Following these requests, the applicant has provided a Highways Technical Note which sets out the intended mitigation and access arrangements. The applicant has agreed to these provisions which are considered necessary to improve pedestrian and cycle access to the services and facilities in Chatteris in addition to the bus stop improvements which would encourage non-car modes of transport around the district and beyond in-line with the aims of the NPPF and Policy LP15 of the FLP.
- 10.20 The applicant has also agreed to the provision of new pedestrian/ cycle infrastructure south of the Fenland Way access which would link up with the existing 2.4m wide footway/ cycle way which leads to the underpass and into Larham Way. The County Council has requested that this new infrastructure should be 2.4m in width as per the existing path.
- 10.21 In this regard, the land required to deliver the infrastructure falls on unregistered land and as such, the applicant has served the requisite notice (newspaper advertisement). No specific survey work or general arrangement plan has been provided for this infrastructure but the applicant has advised that they are confident that based on current site conditions, a minimum of 1.8m wide path can be provided with potential for wider which would be clarified at detailed design stage. In view of this, Officers consider that this application should be determined based on a worse-case scenario of a 1.8m wide footpath which is substantially narrower than the 2.4m footway and cycleway being sought and weighs against the scheme somewhat, given that this would be insufficient to enable the optimum cycle and pedestrian movement. This needs to be balanced against the benefits of the scheme.
- 10.22 Notwithstanding this, there is a clear need for provision of a path of some sort in order to enable future occupiers to access the existing retail site south and the wider settlement via non-car modes of transport and this would achieve this, albeit that if all that can be achieved is sub-2.4m in width this would not be optimal. Such infrastructure can be reasonably secured via planning condition stipulating that the expectation would be to achieve as close to 2.4m as possible and a strict minimum of 1.8m. In addition, there would be a requirement for the section of footway which falls under unregistered to be formally adopted by the LHA, the cost of which should be borne by the applicant but is yet to be finalised.
- 10.23 The LHA has confirmed their acceptance of the development having regard to the quantum of the development, proposed access arrangements and the supporting Transport Statement and addendums provided and subject to conditions securing the aforementioned infrastructure.

- 10.24 The applicant has produced a Residential Travel Plan to promote sustainable travel from the site. The County Council are satisfied with the Travel Plan submitted and are happy for it to be conditioned. Furthermore, the County Council are also satisfied for the proposed Household Welcome Packs outlined within the Residential Travel Plan to be conditioned.
- 10.25 In respect of planning conditions, due to some officers having been redeployed to assist with the impacts of Coronavirus, the LHA have not as yet been able to provide a comprehensive list of required conditions. However these will be forthcoming in due course and are not anticipated to be too onerous but will capture the necessary elements in order to secure the required mitigation as detailed above.
- 10.26 Although illustrative at this time, the internal road configuration comprises mainly of standard gauge road and footways alongside private drives and divides the site into 2 halves preventing a through route for cars from one access to the other which would ensure an even distribution of transport at each access point. It is expected that the scheme would however enable emergency access e.g. via a rising bollard system should one main access point be closed off. This detail would be secured through future reserved matters. Notwithstanding this, the general indicative layout is considered to demonstrate that adequate access could be provided within the site to serve the quantum of development proposed.
- 10.27 Whilst residents' comments which raise concerns in respect of congestion and pollution have been noted, Officers have been provided no clear evidence to substantiate this, or any concerns raised in this respect from the LHA or in respect of pollution, from the Environmental Health team. Therefore, Officers would be unable to robustly defend a refusal on this basis.
- 10.28 As such it is concluded that the development as proposed would not give rise to any severe, cumulative transport impacts, that safe and suitable access can be delivered and that encouraging sustainable modes of transport can be secured through the development thereby satisfying policy LP15 and LP16 of the FLP, albeit this is caveated somewhat by the uncertain final provision of the footway south of the Fenland Way access.

Biodiversity & Ecology

- 10.29 The proposal seeks to retain trees and ditches around the edges of the site where possible in-line with policy LP16 and LP19 and would support opportunities for enhanced landscaping within the site and along the southern boundary adjacent to Fillenham's drain which now incorporates a wider ecology buffer following discussion with the Council's Wildlife Officer. Some clearance of mature trees and grassland would however be necessary to accommodate the development.
- 10.30 Furthermore, as set out in section 7.1.2 of the ecology report, the site currently supports a range of valuable habitats including semi-improved neutral grassland and scrub as well as several uncommon plant and recommends that these are translocated to a suitable location within the application site to be retained as undisturbed habitat. Full details of this could be reasonably secured by condition.
- 10.31 The ecology report also assesses the presence of protected species; Birds, Bats, ground Mammals, Water Voles, Reptiles and Amphibians and provides suitable mitigation in respect of supervising any clearance work, enabling future habitats,

further survey work immediately pre-construction and future hard landscaping methods to enable cross-commuting for ground dwelling species..

- 10.32 Therefore, subject to conditions securing the necessary mitigation as set out in the ecology report and as per the recommendations of the Council's Wildlife Officer which will also inform the layout and landscaping at reserved matters stage the proposal is anticipated to result in no net loss to biodiversity.

Flood Risk & Drainage

- 10.33 Policies LP14 and LP16 of the FLP seek to ensure that development can be served by adequate surface and waste water infrastructure, avoids identified risk e.g. flooding, and uses sustainable drainage systems which should be designed to contribute to improvement in water quality in the receiving water course.

- 10.34 The site lies in Flood Zone 1 and therefore at the lowest risk of flooding. Given the scale of the development with a site area of over 1Ha, a site specific flood risk assessment (FRA) and drainage strategy has been provided which indicates that Sustainable Drainage Systems (SuDS) can be used at the proposed development to successfully restrict discharge rates in line with the Lead Local Flood Authority's requirements. The surface water is proposed to eventually discharge into the adjacent Internal Drainage Board controlled assets.

Surface water

- 10.35 The County Council, as Lead Local Flood Authority, has considered the FRA and is supportive of the scheme subject to conditions securing a detailed surface water drainage scheme for the site, based on sustainable drainage principles and using infiltration where ground conditions are conducive to this and/or attenuation. Furthermore, the LLFA require details for the long term maintenance arrangements of the surface water drainage system (including all SuDS features). This could also be reasonably secured via planning condition.

Waste Water

- 10.36 The applicant proposes to discharge foul water into the existing mains sewer. Anglian Water has reviewed the application and advises that there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Therefore, the future site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991.

- 10.37 Anglian Water advises that 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. Anglian Water raises no concerns over any existing problems and indicates that the development could be suitably accommodated subject to securing an agreed scheme for on-site foul water drainage works, including connection point and discharge rate. This could be reasonably secured via planning condition.

- 10.38 Comments raised by the local resident in respect of flooding if the pumping station(s) fails are noted. The site lies in Flood Zone 1 and is therefore identified as low risk in the case of a major flood event. Notwithstanding this, the district relies to a great extent on the pumped system which is maintained and managed by the Internal Drainage Board, who has raised no concerns to the proposal; likewise neither has the Lead Local Flood Authority.

10.39 In conclusion, the development lies in an area at lowest risk of flooding and could be served by sustainable surface water and waste water drainage systems which would avoid any potential increase in flood and pollution risk from the development in accordance with policies LP14 and LP16 of the FLP.

Residential Amenity

10.40 The site lies adjacent to the A141 and in close proximity to a scrap yard and industrial premises to the north west. The Council's The Council's Environmental Health Team has noted the findings of the submitted acoustic report and has concurred with the recommendations set out e.g. close boarded fencing to enclose private amenity areas, double glazed windows and acoustic trickle vents in relevant areas of the site. Further reserved matters would need to demonstrate how the development accords with the recommendations. At this time however, there is sufficient information to demonstrate that a suitable scheme can be achieved which would protect future occupants from potential noise issues which accords with Policies LP2 and LP16 of the FLP. Furthermore, given that layout and scale is not committed, potential impacts on existing residents cannot be fully considered, however the indicative layout sufficiently indicates that a scheme could likely be secured which would not result in severe harm to the residential amenity of existing neighbouring properties e.g. through overlooking or overbearing impacts in accordance with Policy LP16.

Planning Obligations

10.41 Policy LP5 of the FLP seeks to secure appropriate housing to meet the needs of the district including affordable housing as well as meeting the particular needs of all sectors of the community. Policy LP13 sets out the Council's approach to securing appropriate infrastructure to mitigate the impact of development and a growing district. LP15 seeks to ensure that all development contributes to the delivery of transport related infrastructure. LP16(g) seeks to ensure that development provides publicly accessible open space and access to nature.

10.42 Officers have undertaken consultation with Cambridgeshire County Council's Education, Waste and Transport teams, NHS England, the Council's Housing team and the Developer Contributions SPD; which amongst other things sets out open space and outdoor sports contributions.

The following contributions are sought;

Affordable housing

10.43 LP5 sets out that developments of 10 or more dwellings would require 25% of housing within that development to comprise affordable housing – therefore affordable housing 62 units for this development of 248 dwellings. Furthermore, the Council's housing team has advised that based on the Strategic Housing Market Assessment (SHMA) an affordable tenure mix of 70% affordable rented and 30% intermediate tenure is considered appropriate for this development. Therefore for this application, 43 dwellings should be for affordable rent and 19 dwellings for an intermediate tenure.

Education

10.44 Cambridgeshire County Council has identified that mitigation is required for the development in respect of Primary and Secondary education where all are at capacity and projects have been identified. They have confirmed that a contribution towards Libraries and Lifelong Learning is also required but that and

a waste contribution will not be sought in this instance. The education contributions are as follows;

Primary Education

- 10.45 Project: To expand Cromwell Community School to create an all-through school with 210 primary places. The total cost of the project is £6,980,000 and contributions will be sought on a basis of £26,641 per place. Therefore, a total contribution of £2,664,100 is sought as the development is expected to generate 100 places.

Secondary Education

- 10.46 Project: Expand secondary provision at Cromwell Community College from 7 to 8 forms of entry (150 places). The total cost of the project is £6,768,500 and contributions will be sought on a basis of £45,123 per place. Therefore, a total contribution of £2,842,749 is sought as the development is expected to generate 63 places.

Libraries & Lifelong Learning

- 10.47 Project: Remodel Chatteris Library to improve infrastructure and meet the demand of new residents, increasing the floor space available to the community and ensuring it is better able to meet the Think Communities Strategy. The total cost of the project is £6,980,000 and contributions will be sought on a basis of (£59 per head of population x 623 new residents OR £148 per dwelling): Total £36,757

Healthcare

- 10.48 NHS England has advised they are unable to provide any information at this time regarding mitigation. They have not provided any indication of a timeframe for being able to provide this information. As such, it is not possible to seek any contributions towards healthcare in this instance.

Open Space & Sports

- 10.49 In accordance with Developer Contributions SPD 2015 the open spaces and sports obligations can be broken down as follows: (site area is 8.73 hectares)

- Neighbourhood Park – £ 34,920 off site contribution
- Natural greenspace – £ 43,650 off site contribution
- Allotments – £ 8,730 off site contribution
- Outdoor Sports contribution – £ 69,840 off site contribution
- Children's Play – 0.3Ha area of locally equipped area of play (LEAP) (one third as Designated Equipped Playing Space and two-thirds as informal playing space)

- 10.50 These above contributions/ obligations are all considered to meet the statutory tests under Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 as they are required to mitigate the impacts of this development i.e. to make the development acceptable.

- 10.51 As noted in section 10.22 above, where a section(s) of the proposed southern shared footway falls on third party land, this would need to go through formal adoption by the LHA, the costs of which is usually borne by the applicant. This process would be secured via the overall planning condition securing the footway.

Viability

10.52 The applicant has acknowledged the recent 'HDH Planning & Development' independent viability report commissioned by the Council in respect of site viabilities across the district and the challenges that some developments are finding in meeting infrastructure and mitigation costs. As such, the applicant has proposed to deliver the site with planning contributions of 20% affordable housing and the equivalent of £2,000 per plot in financial infrastructure contribution which aligns with one of the scenarios set out in the report. A draft Unilateral Undertaking to Fenland District Council has been prepared by the applicant and submitted for consideration.

10.53 This is a lower affordable housing provision than set out under LP5 and significantly less than the financial contributions being sought by the County Council and for off-site open space, equating to £496,000 based on 248 dwellings.

10.54 The 'HDH' Local Plan Viability Report is an evidence base document to support the production of the Local Plan going forwards. The conclusions and recommendations do not represent Council policy but are intended to inform the Local Plan preparation. However, the viability report has been made public and is now a material consideration in planning decisions with the weight to be applied to it to be determined on a case by case basis. Policy LP5 of the FLP sets out that;

“The Council will expect to secure affordable housing on the basis of the above targets, but will negotiate with developers if an accurate viability assessment indicates these cannot be met in full.”

10.55 In this regard, Officers consider it reasonable for applicants to rely on the Council's own viability assessment to indicate the likely viability of their development.

10.56 Paragraph 57 of the NPPF sets out;

“It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.”

10.57 Having regard to the NPPF, Officers consider it is not unreasonable for applicants to rely on the Council's own viability assessment to indicate the likely viability of their development. Furthermore, Officers consider that the Council would likely find it difficult to defend at an appeal that a site could be more viable than that indicated in its own commissioned viability report.

10.58 It is concluded therefore whilst the policies of the Local Plan remain unchanged despite the publication of the Council's own viability report, the report itself can be given significant weight in the determination of this particular application.

11 SUMMARY AND CONCLUSIONS

11.1 The policies in the NPPF when taken as a whole constitute the Government's view of what sustainable development means. Paragraph 8 of the NPPF lists the three dimensions to sustainable development; the economic, social and

environment dimensions, and says how these roles should not be undertaken in isolation, and therefore to achieve sustainable development a proposed development should jointly and simultaneously deliver gains that are economic, social and environmental.

- 11.2 In respect of the application site and its suitability for housing development, the site has a number of factors in its favour in terms of potential suitability for residential development as it:
- is in flood zone 1, the lowest risk category for fluvial flooding and that to which the NPPF directs residential development in preference,
 - can be served by safe and effective access,
 - is accessible to natural green space, play space and areas of open countryside thereby promoting leisure and health opportunities,
 - is remote enough from heritage assets above ground so as not to result in substantial harm and no Archaeological requirements exist,
 - is in suitable proximity of local services which can be accessed on foot, cycle and via public transport,
 - is of sufficient scale to incorporate affordable housing within the site.
- 11.3 In terms of constraints to the potential suitability of the site for development (especially for residential purposes), it is:
- the proposed development of the site will encroach into open countryside and will therefore have some landscape implications, albeit there is an extant permission for commercial development of the site in any case
 - the site currently comprises 8.27ha of grade 2/3 agricultural land which is defined as good to moderate land by Natural England and BMV land as per the NPPF.
 - development of the site would result in the loss of potential employment land for which an extant planning permission exists, albeit there is no clear evidence that this site would ultimately be developed in the short to medium-term for this purpose.
 - There may be insufficient land to provide a 2.4m wide shared footway/cycleway to the south of the Fenland Way access with potentially only a 1.8m wide footpath possible which limits the sustainable transport modes achievable along this stretch of path.
- 11.4 In terms of sustainability, the proposal would contribute towards economic growth, including job creation both during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Furthermore, the scale of the development (as opposed to smaller sites of less than 11 dwellings) would yield some financial contributions e.g. towards education. In this regard however, it is acknowledged that the development would deliver a significant shortfall of said contribution which weighs against the scheme.
- 11.5 Environmentally, the proposal offers potential for the incorporation of additional planting and habitat enhancement and the visual impacts of the development are considered to be acceptable given the limited harm and net benefits arising from additional landscaping. The development will introduce enhancements to local infrastructure e.g. widened footpaths, new footpaths (and possibly cycleway) and enhanced bus stop which will have wider (social and environmental) benefits to the community. Finally, it would increase the supply of housing - including a 20% provision of affordable housing to aid in addressing the identified shortfall which has social benefits.

- 11.6 Having fully assessed all three dimensions of sustainable development and in applying the planning balance it is concluded that the benefits of the proposal outweigh the identified harm which is considered to be; limited landscape impact, loss of BMV land and the viability constraints which given the Council's assumptions in their own viability report is a likely scenario in such developments. In summary, there are no overriding technical objections that indicate that permission should not be granted, the application should be approved subject to the recommended obligations as set out in 10.51 to 10.52 above and the conditions as listed below which also seek to secure the necessary highway improvements/ mitigation.

12 RECOMMENDATION

1. **That the Committee delegates authority to finalise the planning conditions and terms of the S.106 agreement to the Head of Planning, and**
2. **Following completion of the S106 obligation to secure the necessary contributions and affordable housing and open space as detailed in this report, application F/YR19/0834/O be approved subject to conditions listed below.**

OR

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

13 PROPOSED CONDITIONS

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| 1. | <p>Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.</p> |
| 2. | <p>Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development to which this permission relates shall be begun no later than the expiration of two years from the final approval of the reserved matters.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.</p> |
| 3. | <p>The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below insofar as they relate to site access.</p> <p>Reason: For the avoidance of doubt to ensure that the development is carried out in</p> |

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| | accordance with the approved plans. |
| 4. | <p>The residential elements of the development shall not exceed 248 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p> |
| 5. | <p>TRANSPORT CONDITIONS;- To be finalised but will seek to secure the following in summary;</p> <ul style="list-style-type: none"> i) Accesses onto Doddington Road and Fenland Way (A141) to be provided prior to first occupation. ii) Prior to commencement of development a scheme including timetable for implementation for the following highway measures to be provided and agreed in writing by the LPA; <ul style="list-style-type: none"> a) Improvements to Doddington Road Bus Stop b) Widening of Doddington Road footway to 2m from the Doddington Road access linking to the A141 roundabout c) Tactile paving to the Fenland Way roundabout arm as detailed in principle on plan ref: PB9020-RHD-GR-RN-DR-D-0001 Rev P01. d) Provision of footway leading north from Fenland Way access linking to existing footway e) The provision of minimum 1.8m to maximum 2.4m wide footway from Fenland Way access leading south to roundabout. Details shall be provided to demonstrate that the maximum possible shared footway (up to 2.4m) has been scoped. iii) Residential Welcome packs to accord with the details as set out with in the Residential Travel Plan ref: PB9020-RHD-ZZ-XX-RP-Z-0003 dated 16 December 2019 to be issued to all future occupiers upon their respective occupation of the development. |
| 6. | <p>Prior to the commencement of development, a Construction Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire & Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy when completed. The CEMP shall include the consideration of the following aspects of construction:</p> <ul style="list-style-type: none"> a) Site wide construction programme. b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers, c) Construction hours and delivery times for construction purposes e) Soil Management Strategy including a method statement for the stripping of top soil for reuse; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007 f) Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS:5228 (1997) g) Maximum noise mitigation levels for construction equipment, plant and vehicles h) Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS:5228 (1997) i) Setting maximum vibration levels at sensitive receptors |

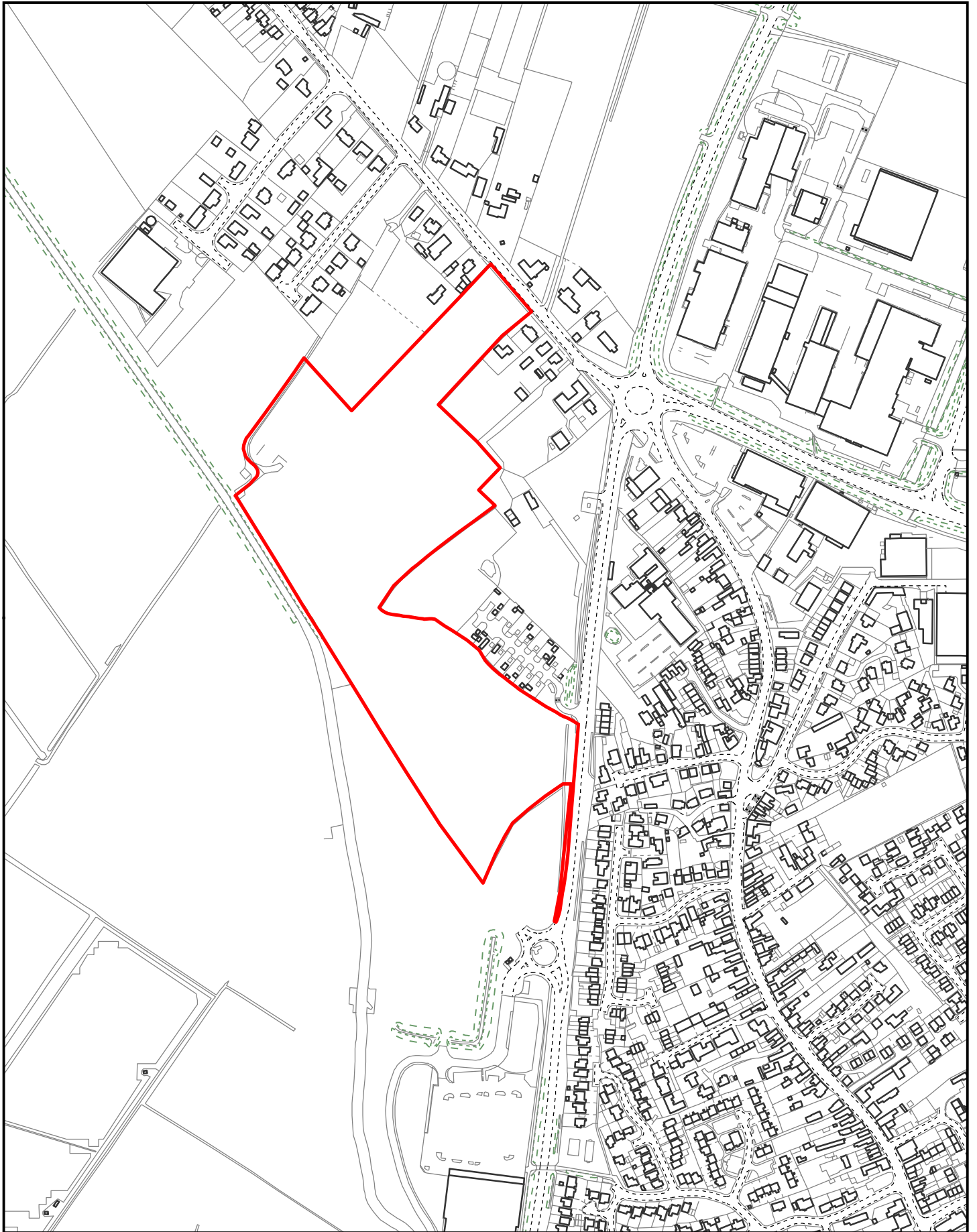
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| | <p>j) Dust suppression management and wheel washing measures to prevent the deposition of debris on the highway and the general environment k) Site lighting l) Location of Contractors compound and method of moving materials, plant and equipment around the site.</p> <p>The Construction Environmental Management Plan shall be implemented in accordance with the agreed details, unless minor variations are otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safe operation of the highway and protection of general residential amenity in accordance with policy LP15 and LP16 of the Fenland Local Plan, 2014.</p> |
| 7. | <p>Prior to or concurrently with the submission of the reserved matters for layout and scale details of the finished floor level of all buildings and associated external ground levels shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be implemented in accordance with the approved details.</p> <p>Reason: In the interests of visual and residential amenity in accordance with policy LP16 of the Fenland Local Plan, 2014.</p> |
| 8. | <p>Prior to or concurrently with the submission of the reserved matters layout application the following detail shall be submitted;</p> <ul style="list-style-type: none"> (i) a plan showing the extent of the road and cycle network within the development which is to be adopted by the Local Highways Authority, and (ii) a scheme for the construction of and the long term management of any development roads, parking courts and footpaths/ cyclepaths within that phase which are not to be publicly adopted has been submitted to and approved in writing by the local planning authority. <p>The scheme shall include:</p> <ul style="list-style-type: none"> - road and footway cross-sections showing their levels and construction; - details of lighting (identify illumination levels within those areas and the style of any lighting columns and luminaires to be used); - the provision to be made for access to these roads by local authority refuse collection vehicles or alternative arrangements for collection. <p>All roads and footways linking the dwellings to the adopted highway shall be constructed to at least binder course level prior to the first occupation of any dwelling unless an alternative timetable and scheme has been approved in writing by the local planning authority.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of highway safety and to ensure that roads are managed and maintained thereafter to a suitable and safe standard with adequate highway infrastructure provided in accordance with policy LP13, LP15 and LP16 of the Fenland Local Plan, 2014.</p> |
| 9. | <p>Prior to or concurrently with the submission of the reserved matters for layout and landscaping a detailed surface water drainage scheme for the site, based on the</p> |

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| | <p>Drainage Strategy prepared by Haskoning DHV UK Ltd (ref: PB9020-RHD-ZZ-XX-RP-Z-0006) dated 5th November 2019 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented fully in accordance with the approved details before the development is completed.</p> <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 and LP16 of the Fenland Local Plan 2014.</p> |
| 10. | <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 unadopted drainage systems in accordance with LP14 of the Fenland Local Plan 2014.</p> |
| 11. | <p>Prior to the commencement of development a Landscape and Ecological Management Plan (LEMP) detailing the biodiversity enhancements and protection measures commensurate to the recommendations as laid out within Section 7 of the submitted Ecological Impact Assessment (United Environmental Services Ltd - Sept 2019) ('the EIA') shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to the following;</p> <ol style="list-style-type: none"> 1. How site clearance and construction works will be undertaken having regard to the protection of amphibians, reptiles, birds, bats, hedgehogs and other mammals which may be present, 2. Translocation of botanical species as detailed at section 7.1.2 of the EIA; 3. Details regarding numbers, designs and locations for a range of bat boxes/ bat tiles to be incorporated into the new dwellings 4. Details regarding numbers, designs and locations for a range of bird nest boxes to be installed that cater for a number of different species such as House Sparrow, Starling & Swift. 5. Details of fencing to incorporate hedgehog gaps. 6. External lighting scheme 7. Details of a pre-commencement development survey for presence of barn owl to be undertaken by a suitably qualified ecologist, and that 8. Details of a replacement pole-mounted barn owl box installed at a suitable location if tree 10 is proposed to be removed. 9. Habitat management measures, timings, frequencies, monitoring, remedial measures, responsibilities and mechanisms for ensuring implementation <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure that biodiversity and ecology in and around the site is preserved and where possible enhanced in accordance with policy LP16 and LP19 of the Fenland Local Plan, 2014.</p> |
| 12. | <p>Prior to or concurrently with the submission of the landscape and layout reserved matters application a scheme, including dimensioned plans for the protection of retained trees, shall be submitted to and approved in writing by the Local Planning</p> |

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| | <p>Authority. The scheme shall include:</p> <p>(a) a layout plan which shows the position, crown spread and Root Protection Area (section 4.6 of BS5837:2012) of all trees to be retained and which also shows those proposed to be removed;</p> <p>(b) a Tree Constraints Plan showing the Root Protection Area/s (RPA) and the crown radius in relation to the proposed development layout;</p> <p>(c) a schedule of tree works for those trees to be retained, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons;</p> <p>(d) the location, alignment and specification of tree protective barriers, the extent and type of ground protection, and any other physical tree protection measures. The Tree Protection must be erected/installed prior to work commencing with that plot or phase and shall remain in place for the duration of construction works;</p> <p>(e) details of the alignment and positions of underground service runs;</p> <p>(f) any proposed alteration to existing ground levels, and of the position of any proposed excavations, that occurs within the root protection area of any retained tree.</p> <p>The development shall be undertaken in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and environmental quality in accordance with policy LP16 and LP19 of the Fenland Local Plan, 2014.</p> |
| 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 or concurrently with the submission of the landscape and layout reserved matters application a scheme detailing noise mitigation measures based on the recommendations set out in the Acoustic Design Statement report (Ref: PB9020-RHD-ZZ-XX-RP-Z-0005) dated 16.09.2019. The development shall be carried out in accordance with the approved scheme.</p> <p>Reason: In the interests of protection of residential amenity in accordance with policies LP2 and LP16 of the Fenland Local Plan, 2014.</p> |
| 15. | <p>Prior to the commencement of development a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <p>a) A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or</p> |

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| | <p>groundwater contamination, and its implications. The site investigation shall not be commenced until:</p> <p>(i) The requirements of the Local Planning Authority for site investigations have been fully established, and</p> <p>(ii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Following written LPA approval of the Site Investigation the LPA will require:</p> <p>b) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.</p> <p>c) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p> |
| 16. | <p>If, during development, contamination not previously identified is found to be present at the site:</p> <p>(i) it shall be reported to the local planning authority within 1 working day;</p> <p>(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;</p> <p>(iii) the remediation strategy shall be implemented as approved;</p> <p>(iv) no occupation of any part of the development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:</p> <p>a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;</p> <p>b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.</p> <p>(v) the long-term monitoring and maintenance plan shall be implemented as approved.</p> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with LP2 and LP16 of the Fenland Local Plan 2014.</p> |
| 17. | <p>Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall be implemented in accordance with</p> |

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| | <p>the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason: To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> |
| 18. | <p>The development shall be carried out in accordance with the following Approved Plans insofar as they relate to access:</p> <ul style="list-style-type: none">-Location Plan L01 Revision A-Proposed Site Access: PB9020-RHD-GR-SW-DR-D-0001 P03-Residential Travel Plan: PB9020-RHD-ZZ-XX-RP-Z-0003 |



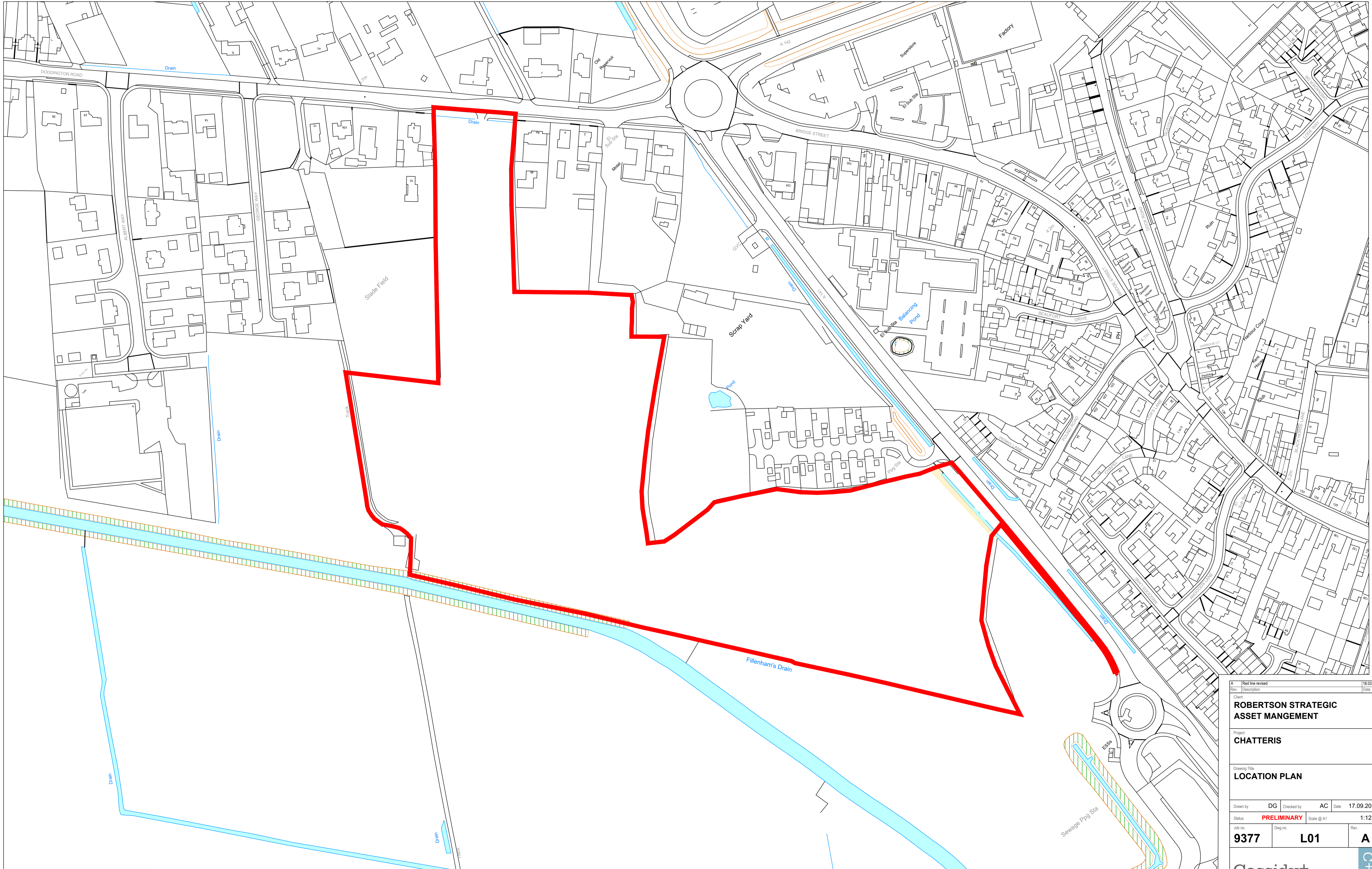
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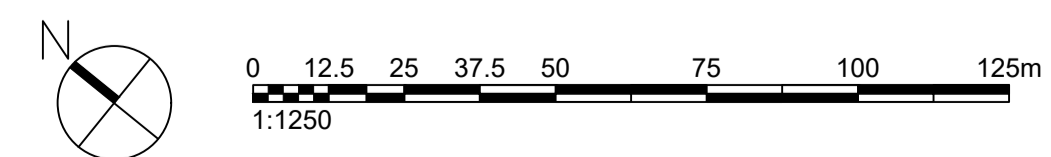
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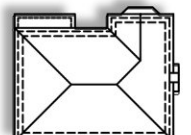
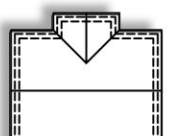
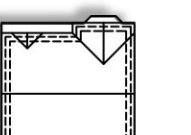
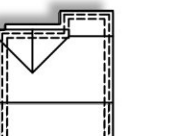
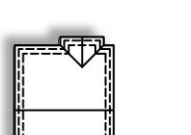
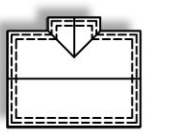
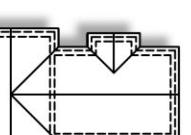
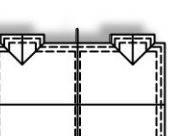
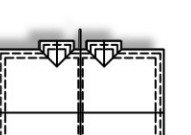


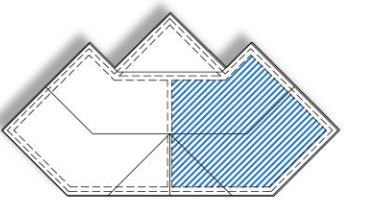


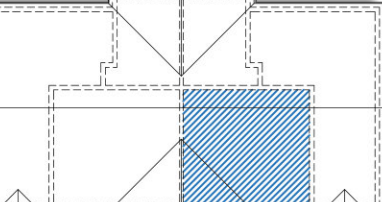
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| Rev. | Description | Date |
| Client | | |
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| Project | | |
| CHATTERIS | | |
| Drawing Title | | |
| LOCATION PLAN | | |
| Drawn by | DG | Checked by AC |
| Date | 17.09.2019 | |
| Status | PRELIMINARY | Scale @ A1 |
| Job no. | 9377 | Rev. |
| Dwg no. | L01 | A |
| Cassidy+Ashton C+A Architecture + Building Surveying + Town Planning www.cassidyashton.co.uk 7 East Cliff, Preston, Lancashire, PR1 3JE 01772 288 356 10 Hunters Walk, Canal Street, Chester, CH1 4EB 01244 402 900 | | |

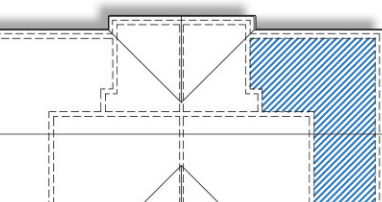





- 
 Type A (Oakford)
 140m² (1,500ft²)
 2 Storey - 4Bed
 Detached + Detached Double Garage
 14No
- 
 Type B (Newford)
 129m² (1,400ft²)
 2 Storey - 4Bed
 Detached + Detached Single Garage
 8No
- 
 Type C (Hareford)
 119m² (1,280ft²)
 2 Storey - 4Bed
 Detached
 13No
- 
 Type D (Chelmsford)
 116m² (1,250ft²)
 2 Storey - 4Bed
 Detached
 17No
- 
 Type E (Elderwood)
 82m² (895ft²)
 Detached
 2 Storey - 3Bed
 28No
- 
 Type F (Collingwood)
 82m² (895ft²)
 Detached
 2 Storey - 3Bed
 13No
- 
 Type G (Kingsford)
 82m² (895ft²)
 Semi-Detached
 2 Storey - 3Bed
 20No
- 
 Type H (Chelmsford)
 73m² (795ft²)
 Semi-Detached
 2 Storey - 2Bed
 22No
- 
 Type J (Cedarwood)
 70m² (750ft²)
 Semi-Detached
 2 Storey - 2Bed
 35No


 App Type A
 62m² (670ft²)
 2Bed
 24No


 App Type B
 62m² (670ft²)
 2Bed
 30No


 App Type C
 70m² (750ft²)
 2Bed
 24No


 Emergency Access Bollards

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 1:1000

Client
ROBERTSON STRATEGIC ASSET MANAGEMENT

Project
CHATTERIS

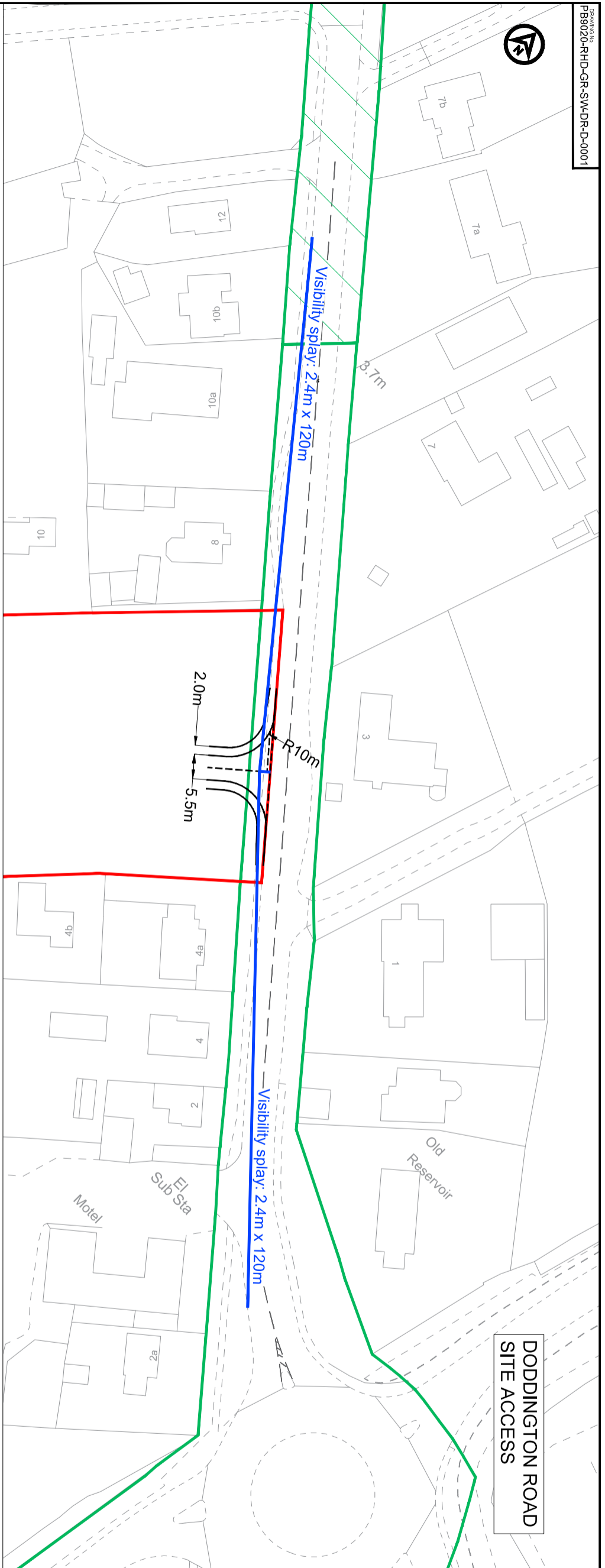
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INDICATIVE SITE MASTERPLAN

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| Drawn by | DG | Checked by | AC | Date | 13.09.19 |
| Status | PRELIMINARY | | Scale @ | A1 | 1:1000 |

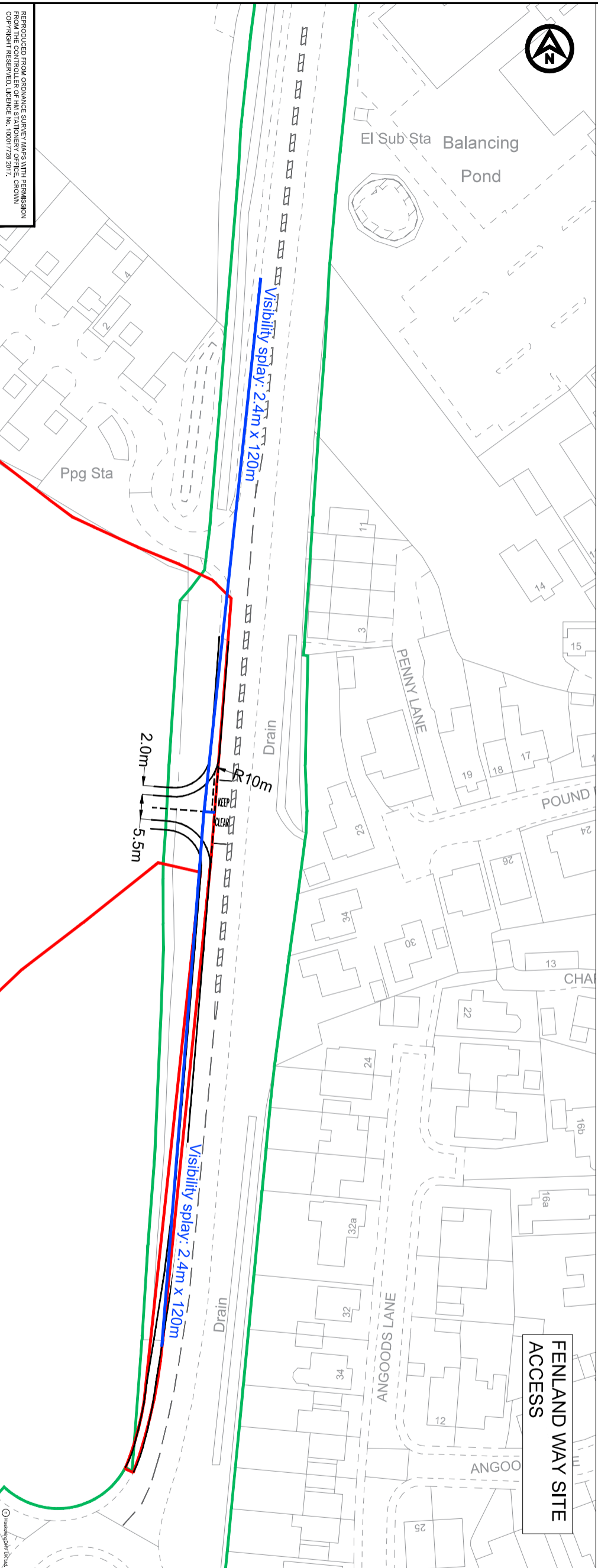
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| Job no. | Dwg no. | Rev. |
| 9377 | MP07 | B |

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**DODDINGTON ROAD
SITE ACCESS**



**FENLAND WAY SITE
ACCESS**

- NOTES**
1. Do not scale from this drawing. All dimensions are in metres unless noted otherwise.
 2. This drawing has been based on Drawing '9377 MP07 Indicative Site Masterplan' produced by Cassidy+Ashon and Royal HaskoningDHV cannot guarantee the accuracy of data.

KEY

- PROPOSED SITE ACCESS
- 4m x 120m VISIBILITY SPYAY
- HIGHWAY BOUNDARY
- PRESUMED HIGHWAY BOUNDARY

| REV | DATE | DESCRIPTION | BY | CHK | APP |
|-----|----------|---|----|-----|-----|
| P03 | 07/01/20 | Changes to site and finished access elevation | SA | AB | AM |
| P02 | 13/06/19 | Changes to drawing background | SA | AB | AM |
| P01 | | | | | |

CLIENT
ROBERTSON STRATEGIC
ASSET MANAGEMENT

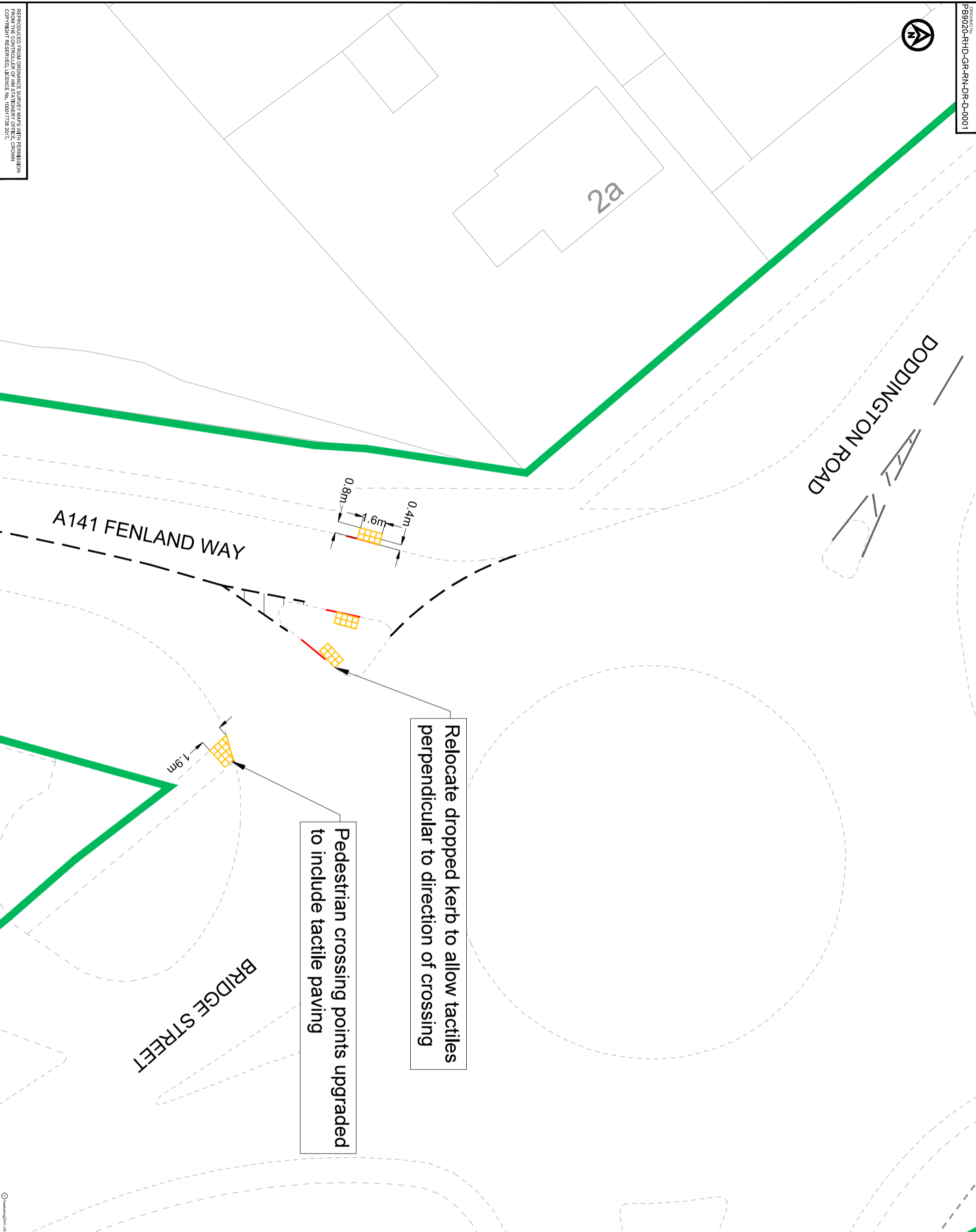
PROJECT
WOMB FARM, CHATTERIS

TITLE
PROPOSED SITE ACCESS

Royal HaskoningDHV
Enhancing Society Together

Business Development
Brisbane, Queensland
Tel: +61(0)73 233 8455
www.royalhaskoningdhv.com

| DRAWN | CHECKED | APPROVED | DATE | SCALE | CURR REF | PROJNO |
|-------|---------|----------|----------|--------|----------|----------------------------|
| JL | GA | AM | 13/06/19 | 1:1000 | | PB9020-RHD-GR-SW-DR-D-0001 |

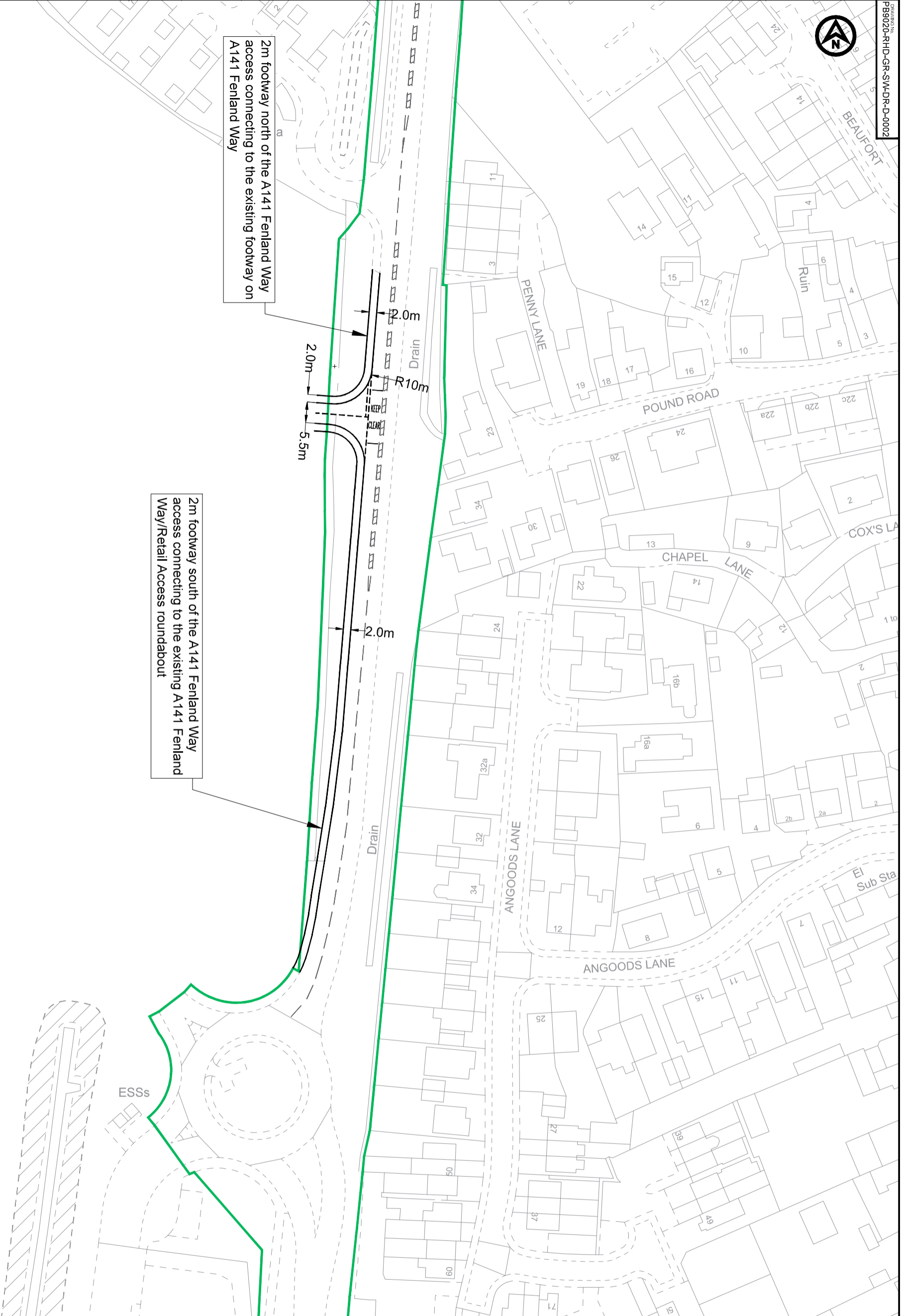


- NOTES**
1. Do not scale from this drawing. All dimensions are in metres unless noted otherwise.
 2. This drawing has been based on Drawing '9377 MP07 Indicative Site Masterplan' produced by Cassidy+Ashon and Royal HaskoningDHV cannot guarantee the accuracy of data.

KEY

| | |
|--|-------------------------|
| | EXISTING DROPPED KERB |
| | PROPOSED TACTILE PAVING |
| | HIGHWAY BOUNDARY |

| | | |
|--|---------------|-----------------|
| REV. DATE DESCRIPTION | BY CHK APPR | |
| REVISIONS | | |
| CLIENT | | |
| ROBERTSON STRATEGIC ASSET MANAGEMENT | | |
| PROJECT WOMB FARM, CHATTERIS | | |
| TITLE PEDESTRIAN IMPROVEMENT - EXISTING ROUNDABOUT LAYOUT | | |
| <p>Royal HaskoningDHV Enhancing Society Together</p> <p>Robertson Strategic 144, 440/173, 203, 2455 www.royalhaskoningdhv.com</p> | | |
| DRAWN: GA | CHECKED: NB | APPROVED: AM |
| DATE: 07.04.2020 | SCALE: A3 | CUSTOMER REF: - |
| PROJECT NO: PB9020-RHD-GR-RN-DR-D-0001 | REVISION: P01 | |



2m footway north of the A141 Fenland Way access connecting to the existing footway on A141 Fenland Way

2m footway south of the A141 Fenland Way access connecting to the existing A141 Fenland Way/Retail Access roundabout

- NOTES**
1. Do not scale from this drawing. All dimensions are in metres unless noted otherwise.
 2. This drawing has been based on Drawing 'S377 MP07 Indicative Site Masterplan' produced by Cassidy+Ashon and Royal HaskoningDHV cannot guarantee the accuracy of data.

KEY

- PROPOSED SITE ACCESS
- HIGHWAY BOUNDARY

| NO | DATE | DESCRIPTION | BY | CHK | APP |
|----|------|-------------|----|-----|-----|
| | | | | | |

CLIENT
ROBERTSON STRATEGIC ASSET MANAGEMENT

PROJECT
WOMB FARM, CHATTERIS

TITLE
FOOTWAY IMPROVEMENT - A141 FENLAND WAY

