

**Applicant: JRL Property (Whittlesey)  
Limited**

**Agent : Mr Fraser Hickling  
Phillips Planning Services Limited**

**Lattersey Field, Benwick Road, Whittlesey, Cambridgeshire**

**Erect 4no industrial units (B1, B2, B8 use), security office and 3.0 metre high acoustic screen with associated parking and hardstanding areas including formation of swales, attenuation pond and associated drainage infrastructure (part retrospective)**

**Officer recommendation: Grant**

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

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## **1 EXECUTIVE SUMMARY**

- 1.1 The principle of developing this site for industrial/commercial use has already been established by way of hybrid application F/YR15/0997/O (23 industrial and commercial units). The application put forward is for the use of the site as a single planning unit which is considered to be less intense and therefore have less of an impact than the previously permitted development. The applicants foresee the site employing 100 people including 60 new jobs and an investment of approximately £10 million, supporting the Council's aspirations to create additional job opportunities and supporting economic growth.
- 1.2 The design and impact on visual amenity and character of the area has been considered and the application is accompanied by a Landscape and Visual Impact Assessment which did not reveal any significant issues. Soft landscaping and enhanced tree and native hedge planting will mitigate the visual impact of the proposal.
- 1.3 The overall impact on residential amenity is not considered to be significantly detrimental. Assessment of the noise, air quality/dust, lighting and land contamination has been undertaken and measures proposed to ensure any adverse impacts are sufficiently mitigated.
- 1.4 The access is as previously permitted under F/YR15/0997/O which created a significantly higher trip generation and the impact on the highway network at that time was considered acceptable. The proposed development, with significantly fewer vehicle movements would have an even smaller impact and as such must be considered acceptable.
- 1.5 Flood risk and drainage have been considered and an acceptable surface water attenuation scheme has been put forward.
- 1.6 The site is in close proximity to locally designated wildlife sites and provides habitats for protected species; the impact of the proposal on these has been fully assessed and considered acceptable subject to relevant conditions.
- 1.7 The proposal is considered acceptable and accords with Policies LP1, LP2, LP3, LP6, LP11, LP14, LP15, LP16, LP17 and LP19 of the Fenland Local Plan 2014. As such it is recommended to grant the application.

## **2 SITE DESCRIPTION**

- 2.1 The application site is located to the north of Benwick Road, Whittlesey, accessed via a private road through Lattersey Hill Trading Estate and consists of approximately 9.3ha. The site is situated beyond the existing industrial estate, frontage dwellings and trees/vegetation, extending back some 505m from Benwick Road. Previous uses include a Sunday market, haulage, and subsequently was subject to unauthorised tipping of waste materials, however this has since been remediated through the granting of F/YR15/0977/O and the discharging of relevant conditions in this respect.
- 2.2 The applicant company have been on site since summer 2018 and some of the processes being applied for are already being undertaken. There is a temporary 'tent' on site in the location of unit 1, hardstanding has been created and there are parking areas for cars and HGVs, along with a number of containers, site office and outside storage, there are also cranes on site. There is herras fencing within the site, some palisade fencing has been erected to the site boundaries and a permanent newt barrier has been created. To the north of the site is an ecology area with ponds and the site is surrounded by a tree belt to the east and south, which is covered by two Tree Preservation Orders (TPO 05/1984 and TPO 06/1984).
- 2.3 To the west of the site is the Lattersey Hill Trading Estate and to the north of this the County Wildlife Site of Railway Lakes, to the north of the site is the railway line and associated land beyond which is Lattersey Nature Reserve, to the east is agricultural land and to the south Benwick Road where there are a number of residential properties, further lakes are to the south of Benwick Road.

## **3 PROPOSAL**

- 3.1 The application seeks full planning permission for 4 industrial units (B1, B2, B8 use), security office and 3.0 metre high acoustic screen with associated parking and hardstanding areas including of formation swales, attenuation pond and associated drainage infrastructure; as detailed below:

### **Unit 1**

This unit is located approximately 63m north of the residential properties of 77-81 Benwick Road, to the east of the commercial building of 57 Benwick Road. This is a single-storey fabrication workshop which measures 13.5m x 13.5m and 6m in height.

### **Unit 2**

This unit is located north of the security office which adjoins the access into the site, to the east of 43 Benwick Road (Smurfit Kappa) and south of the proposed car park. This is 2-storey unit measures 31m x 31m and 8.2m in height, a total 33 solar PV panels are to be installed over the 4 roof slopes.

On the ground floor are toilets, changing and drying rooms, a medical room, canteen, training room and meeting rooms.

On the first-floor are offices, meeting rooms, kitchenette and toilets.

### **Unit 3**

This unit is located to the far west of the site, south of Railway Lakes and east of East Anglian Resources Yard. This unit is a single-storey, 2 bay unit, to be used for shot blasting, high pressure jet washing and painting, this measures 20m x 40m and 10m in height (extract ducts extend above this).

### **Unit 4**

This unit is located to the north of the site, with Railway Lakes to the west, the ecology area to the north and agricultural fields to the east. This is a single-storey, 4 bay unit, to be used for dry weather and storage, measuring 40m x 100m and 10m in height.

### **Security office**

This is located to the north of an adjoining the access, south of unit 2, this measures 10.9m x 6.1m and 2.8m in height.

#### 3.2 In addition there are:

- Swales, an attenuation pond and drainage infrastructure, which involves alterations to site levels by up to approximately 1.4m
- An ecological area to the north of the site and enhanced planting to site boundaries
- 87 car parking spaces and 50 HGV spaces
- Concrete service yard and external storage areas at between 3m and 6m high
- 3m high Acoustic fence to the south of the site
- 2.4m high palisade fence to boundaries
- External lighting and CCTV
- Fire hydrants

#### 3.3 The proposed use is two-fold:

##### **Slip structures**

Slip forming is the pouring of concrete to form tall/long structures, usually used in the middle of buildings such as lift shafts. The equipment is delivered, stored, made good, reconfigured, partially pre-assembled and sent back out on to site; this involves cutting, welding, drilling, bending, shot blasting, cleaning and painting. Forklifts and mobile tower cranes (x 3) are used to load and unload trailers. Waste is dealt with through appointed contractors or in house departments.

##### **Plant and Logistics**

To stock (purchase and store), process, fabricate, clean and repair mechanical and non-mechanical construction plant, tools and machinery for use on the groups construction sites around the UK. Waste is dealt with through appointed contractors or in house departments.

#### 3.4 The applicants foresee the site employing 100 people including 60 new jobs and an investment of approximately £10 million.

#### 3.5 Whilst the site is operational for transport movements 24/7 and is controlled by security, operational hours are 06:00 – 18:00 Monday – Friday and 06:00 – 13:00 Saturdays with Sundays as required. With the site fully operational, for production and deliveries 07:00- 18:00 Monday to Friday.

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

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=PWXUPPHE01U00>

#### 4 SITE PLANNING HISTORY (most recent only)

F/YR19/3062/COND	Details reserved by conditions 5 (Remediation and levelling) and 12 (GCN) of planning permission F/YR15/0997/O	Approved 01/08/2019
F/YR18/3061/COND	Details reserved by condition 12 (GCN) of planning permission F/YR15/0997/O	Approved 26/06/2018
F/YR18/0201/SC	Screening Opinion:- Construction Plant and Logistics site ( workshop office/welfare building car park trailer park and storage and drainage areas)	Further details not required 14/03/2018
F/YR16/3128/COND	Details reserved by conditions 5 and 10 of planning permission F/YR15/0997/O	Withdrawn
F/YR16/3122/COND	Details reserved by conditions 5 (Remediation and levelling) and 10 (Construction Management Plan) of planning permission F/YR15/0997/O	Approved 02/09/2017
F/YR16/3090/COND	Details reserved by condition 12 (GCN) of planning permission F/YR15/0997/O	Approved 14/10/2016
F/YR16/3086/COND	Details reserved by condition 12 (GCN) of planning permission F/YR15/0997/O	Approved 14/10/2016
F/YR16/0538/F	Removal of condition 11 of planning permission F/YR15/0997/O in relation to provision of a 1.8m footway link	Granted 23/09/2016
F/YR15/0997/O	Hybrid application: Full planning permission for the remediation and levelling of the land and Outline planning permission for erection of 23no industrial and commercial units (B1 B2 and B8) (Outline with matters committed in respect of access and layout)	Granted 20/05/2016

4.1 There is further history in relation to the use of the site as a Sunday Market and haulage depot.

#### 5 CONSULTATIONS

##### 5.1 Town Council

The Town Council have recommended refusal due to insufficient highways infrastructure and inaccuracies in the travel plan. They have also written to the local MP to raise these issues and the requirement for a bypass or relief road.

The Transport Assessment Team at Cambridgeshire County Council Highways have responded to the comments made by the Town Council and rebutted the issues raised.

**5.2 Cambridgeshire County Council Highways Authority (24/9/2019)**

*F/YR15/0997/O - Outline planning permission for the erection of 23no industrial and commercial units (B1, B2 and B8) (Outline with matters committed in respect of access and layout)*

*This is full application for the erection of 4 units mixed used business units. In light of the previous consent that exists for this site, I have no highway objections subject to the same highway conditions imposed against planning consent F/YR15/0997/O.*

**5.3 Cambridgeshire County Council Highways Authority (Update 5/11/2019)**

*The only conditions I would impose would be a parking and turning condition, however I note this was not conditioned for planning consent F/YR15/0997/F.*

**5.4 Town Planning Technician South East – Network Rail (24/9/2019)**

*Thank you for consulting Network Rail regarding the above application. After examining the plans I would like to inform you that Network Rail have no comments to make.*

**5.5 Natural England**

*Natural England has no comments to make on this application.*

**5.6 Arboricultural Officer (FDC) (28/10/2019)**

*My comments are confined to the landscape proposal and reference the two submitted landscape drawings Latt-Land.01 C & Latt-Land.02 B.*

*Drawing 01 C relates to the larger of the two areas adjacent to the existing industrial units Smurfit Kappa and Forterra. There is little screening to these existing units whilst the north boundary is screened by existing woodland. The east boundary has an existing belt of mature willow that acts as a screen.*

*Drawing 02.B relates to the southern section of the site bordering Benwick Road and some smaller local business premises. Whilst the site has some existing screening to the road, there is little vegetation to the rear of these business properties.*

*The proposed landscape plans make good use of native species around the boundaries and is acceptable.*

*The proposed planting is of small stock so it will take a number of years for the trees to attain a significant size.*

*We do require a maintenance plan for the usual 5 year period to cover management, replacement of failed plants and watering.*

**5.7 CCC (Lead Local Flood Authority)**

Objections were received from the LLFA on 13/9/2019, 31/1/2020, 27/2/2020 and 15/4/2020, due to inadequate surface water drainage schemes.

Their objection was removed on 1/5/2020, advising that:

*'surface water from the proposed development can be managed through the use of a series of swales and drainage channels restricting surface water discharge to 5l/s. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.'*

The following condition/informative requested:

#### *Condition*

*Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations) and provide details of the management/maintenance of all drainage features.*

#### *Reason*

*To prevent an increased risk of flooding and protect water quality*

#### *Informative*

##### *Pollution Control*

*Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.*

#### **5.8 Environment Agency**

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

#### **5.9 Anglian Water Services Ltd**

*Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.*

*The foul drainage from this development is in the catchment of Whittlesey Water Recycling Centre that will have available capacity for these flows*

*From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.*

A number of informatives have also been included.

#### **5.10 Environment & Health Services (FDC) (17/9/2019)**

*I have made a visit to the vicinity and subsequently spent time studying the documentation submitted in support of the application.*

*I have paid particular attention to the following;*

- o External light pollution assessment report and associated lighting layout plans - Design MEP*

- o Noise impact assessment report - Spectrum Acoustic Consultants
- o Construction dust assessment report - Peter Brett Associates LLP
- o Ground investigations report - Soil Consultants
- o Remediation validation (hotspot removal) - Terragen Environmental Consultants Limited

*I can confirm that I am satisfied with the content of the aforementioned, and where relevant, acknowledge the mitigation measures to be implemented so as to keep any potential disturbance to nearby sensitive receptors to an absolute minimum.*

*Notwithstanding the above, I must advise that this granting of planning consent wouldn't indemnify against statutory nuisance action being taken should the Environmental Health department receive complaints in respect of noise, dust or odour which are subsequently substantiated, which could be a result of lapses in mitigation measures outlined in the above reports.*

*Please let me know if you require any further clarification from an environmental health standpoint.*

*Although the applicants have provided details of the lighting, installation must be in accordance with the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011". This Institution strongly recommends that planning authorities adopt obtrusive light limitations for exterior lighting installations.*

*The guidance specifies obtrusive light limitations for sky glow, light into windows, source intensity and building luminance. Acceptable limits are specified dependent upon location.*

*An suitable example of a condition for these purposes which can be applied to this scenario is as follows:*

*The use of lighting shall not exceed the obtrusive light limitations for sky glow, light into windows, source intensity and building luminance specified in the Institution of Lighting Professionals document Guidance Notes for the Reduction of Obtrusive Light GN01:2011.*

*The applicant is required to demonstrate compliance with the condition, by measurement or calculation, in circumstances where the LPA has reasonable concern lighting levels on the site.*

*Reason: In order to protect the amenity of surrounding and local resident*

*From observing the history associated with the site, I note that the contaminated land has been previously addressed on the site, going back to the original application F/YR15/0997/O. The only outstanding information I can determine which I would expect this to follow without need for condition at this stage according to para 3.4 of the Remediation Validation – Hotspot Removal report by Terragen Environmental Consultants Limited (ref. TJ3337BR1v1.0) is as follows: "in accordance with the remediation strategy, additional records (i.e. gas protection measures and barrier pipes) will be gathered on completion of the development to compile a final verification report."*

*I'm comfortable with the Construction dust assessment report provided by Peter Brett Associates LLP, and in the event any complaints are received during the*

construction phase, we will be able to investigate and have reference to the mitigation proposals to determine whether they are operating as stated, and with best practicable means.

Concerning noise, according to the Noise impact assessment report by Spectrum Acoustic Consultants (AP1253/18123/First Issue) a 3m high acoustic fence will be erected on the southern boundary of the site. With operations on the site being proposed Monday to Friday, 07:00-17:00, I would suggest the following condition in respect of noise:

Between the hours of 07:00-17:00 noise emissions from the site, including any corrections for acoustic characteristics, shall be no more than 5db above the prevailing background noise level at the nearest residential property.

Reason: In order to protect the amenity of surrounding and local residents

#### **5.11 Environment & Health Services (FDC) (23/1/2020)**

I've observed the updated information submitted, paying particular attention to the proposed acoustic fencing detail and the amended master plan (MDS\_M009A\_00\_03\_P13).

I've no adverse comments to make concerning the actual acoustic fence design, and I acknowledge as discussed that the positioning has altered by way of bringing a section of the fencing closer to the residential properties on Benwick Road, essentially moving it from the north of the attenuation pond to the south. The altering of position should in no way have a detrimental effect on its effectiveness to mitigate noise emanating from activities on site, and I am therefore satisfied with the proposals from an environmental health standpoint.

#### **5.12 Environment & Health Services (FDC) (16/7/2020)**

There is a need to condition the evening and night-time periods in order to protect residents during these periods as without such a condition, there would be no restrictions on present and also on future operators of the site, but also mindful of current planning conditions. With regard to a noise restriction I would suggest the following:-

'Monday – Friday      07:00 – 17:00  
Saturdays              07:00 – 13:00  
Sundays and Public Holidays - Nil'

This is as previously advised by Environmental Health in a consultation response dated 24 October 2019.

'At all other times:-

Noise emanating from the site should not exceed the prevailing background noise level by 0dB(A) Leq, when measured at the boundary of the nearest noise sensitive building.

Impact noise should not exceed 5dB(A) above the prevailing background noise level when measured at the boundary of the nearest noise sensitive building.

If these 2 extra items could be added to the response from Russell Watkins, I am of the opinion that this would be the most appropriate way to address the issue of evening and night-time noise, without being over-burdening on these new 4 units, bearing in mind the level of conditioning attached to the existing units on the site.



### **5.13 PCC Wildlife Officer (11/9/2019)**

*Thank you for the opportunity to comment on the revised details relating to this application which I note is accompanied by a Preliminary Ecological Appraisal (July 2019) as an update to the previous survey carried out in 2015. I have the following observations to make regarding ecology:*

*Protected Species:*

*Great Crested Newts:*

*I am aware that a great crested newt mitigation strategy is currently being implemented under licence from Natural England, as required under the original outline permission. Provided that this continues to be adhered to, I am satisfied that GCN are unlikely to be affected by the current application proposal.*

*Bats:*

*As noted during the outline application, there are numerous mature trees at the perimeter of the site which have good potential to support bat roosts, as well as providing bat foraging/ commuting habitat; I am therefore pleased to note that these habitats are proposed to be retained.*

*However, should any mature trees require felling, I would request that the trees are first surveyed or inspected by a suitably experienced ecologist for the presence of bats, and should evidence of bat roosts be found that appropriate mitigation measures are put in place, following consultation with the LPA. This may be secured by condition.*

*Nesting Birds*

*As noted during the outline application, the site is surrounded by hedgerows/ woodland which I am pleased to note is proposed to be retained, however the report indicates that some pruning/ felling may be required. Where any such vegetation is to be removed, these might provide suitable habitat for nesting birds during the nesting season (1st March to 31st August).*

*I would therefore recommend that a suitably worded condition be attached requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably worded condition be attached requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.*

*I am concerned that the External Light Pollution Assessment and External Lighting LUX Levels Layout Drawing indicate relatively high LUX levels adjacent to sensitive habitats, in particular along the northern ecology area and along the eastern boundary tree belt. The lighting has the potential to negatively impact on protected species including bats and great crested newts.*

*Whilst it is noted that perimeter lights are proposed to be switched off between 2200 & 0700, I would nevertheless request that adjustments are sought from the proposed lighting layout (particularly around Unit 4) to bring LUX levels to 2 LUX or below at the site boundary to the ecology area and tree belt.*

*Landscaping/ Site layout:*

*The proposed site layout and associated Landscape Plan Drawings including species mixes appear acceptable. However it is recommended that a landscape*

*management plan is secured by condition to ensure that all new planting is successfully established during the first five years following planting.*

*Designated Sites:*

*The application site is located in close proximity to Lattersey Local Nature Reserve/ County Wildlife Site and Railway Lakes CWS however I consider that this proposal is unlikely to have an impact upon the features for which these sites have been designated, provided that all the above recommendations are secured as part of the planning decision.*

*Recommendation:*

*I would advise that prior to determination the external lighting details are revised to reduce light spillage into the ecology area and eastern tree belt.*

*Subject to satisfactory resolution of the lighting issue, I would likely have no objection to the granting of full planning permission subject to strict adherence to the above ecological recommendations.*

**5.14 PCC Wildlife Officer update 5/12/2019**

Comments as previous except:

*External Lighting:*

*I am pleased to note that the External Lighting LUX Levels Layout Drawing (Rev C3) has been revised as previously advised, and that LUX levels adjacent to sensitive habitats, in particular along the northern ecology area and along the eastern boundary tree belt are now indicated at an acceptable level. The development may therefore be implemented in strict accordance with the updated lighting details.*

*It is also advised that the perimeter lights are switched off between 2200 & 0700 as proposed by the applicant. This may be secured by condition.*

*Recommendation:*

*I have no objection to the granting of full planning permission subject to strict adherence to the ecological recommendations*

**5.15 Cambridgeshire Fire & Rescue Service (1/10/2019)**

Require adequate provision for fire hydrants which can be secured by way of a condition.

**5.16 Cambridgeshire Fire & Rescue Service (11/6/2020)**

*I can confirm that the proposed hydrant provision as shown on the indicative drawing would be suitable to serve the development should the application be permitted, however; I am of the opinion that a planning condition should still be applied to ensure adequate emergency water supplies are installed & made available prior to occupation of the development.*

**5.17 Designing Out Crime Officers (9/9/2019)**

*Thank you for the opportunity to comment on this application, I have viewed the documents in relation to community safety, crime, disorder and the fear of crime and completed a search of the Constabulary crime and incident systems for this location covering the last 12 months. While this is at present a location with a low vulnerability to the risk of crime there have been 3 burglaries in this time period.*

*There has obviously been some consideration regarding security measures and crime prevention. However with the storage of plant used for construction sites the security of the storage areas need to be good - this type of equipment is still stolen and used in other crime types. While this is to be a 24hr operation with security on site, it would be good to see any proposed boundary treatments other than landscaping and any proposed CCTV.*

*This office would be happy to discuss Secured by Design, measures to help reduce vulnerability to crime and assist with any Security Needs Assessment required for Bream.*

*If I can be of further assistance please contact me.*

#### **5.18 Designing Out Crime Officers**

*Thank you for the opportunity to comment on this application. I have viewed the revised proposals in relation to crime, disorder and the fear of crime and noted my previous comments and update on boundary treatments.*

*I have no further comment or objection at this time.*

#### **5.19 Environment Agency**

Thank you for your email. We have reviewed the information submitted and have no further comment to make on this application.

#### **5.20 Local Residents/Interested Parties**

Four objections have been raised in relation to the following:

- Noise
- Hours of working
- Application retrospective
- Impact on nature reserve and night-time lighting on wildlife
- Increase in HGV traffic around Inhams Road and Station Road compounded by delays at the railway crossing which in turn impacts air quality
- Proposal does not offer a safe and suitable access and is likely to have a negative impact on traffic
- Private access road being utilised which is not fit for the purpose of the proposed development, part of the access road can only accommodate single file traffic which may result in an impact on Benwick Road. Access needs improvement.
- There is no pedestrian footpath, safety concerns
- There is a separate challenge regarding the right to use the private road to access the site.
- Request a traffic light system and zebra crossing to protect staff for safe crossing between Smurfit Kappa sites.

5.21 The issues where they relate to planning matters will be considered in the sections below. It should be noted that civil issues, such as a right to use land or access are not planning considerations.

## **6 STATUTORY DUTY**

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

## **7 POLICY FRAMEWORK**

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

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

### **National Design Guide 2019**

Context – C1

Identity – I1

Built Form – B2

Movement – M1

Nature – N2, N3

### **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

LP6 – Employment, Tourism, Community Facilities and Retail

LP11 – Whittlesey

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

LP19 – The Natural Environment

## **8 KEY ISSUES**

- **Principle of Development and Economic Growth**
- **Design considerations and visual amenity of area**
- **Residential Amenity/Health and wellbeing**
- **Parking and Highways**
- **Flood Risk/Surface Water Drainage**
- **Ecology**

## **9 BACKGROUND**

- 9.1 A hybrid application was submitted and approved in May 2016 (F/YR15/0997/O) giving full planning permission for the remediation and levelling of the land and outline permission for 23 industrial and commercial units and a 1.8m footway, with matters committed in respect of access and layout. The remediation and levelling has been undertaken and a Validation Report to confirm that this has been completed has recently been agreed (F/YR19/3062/COND).
- 9.2 F/YR16/0538/F was granted in September 2016 for the removal of the condition requiring the 1.8m footway to be provided. A number of other conditions have since been discharged.
- 9.3 A screening opinion (F/YR18/0201/SC) was undertaken in March 2018 in relation to a construction plant and logistics site which concluded that an Environmental Statement was not required. A further screening assessment was undertaken as part of this current application which reached the same conclusion.

## 10 ASSESSMENT

### **Principle of Development and Economic Growth**

- 10.1 The application site is located within the settlement of Whittlesey which is identified within the Settlement Hierarchy as a Market Town; Market Towns are identified within Policy LP3 as the focus for employment growth, accordingly there is a presumption in favour of development within this location.
- 10.2 Policy LP11 identifies that new business uses are likely to be supported adjacent existing businesses in the Station Road/Benwick Road Industrial Area. The application site adjoins the existing industrial estate, has previously been used for commercial purposes and is underutilised land and the principle of redevelopment has already been established by the granting of F/YR15/0997/O.
- 10.3 The granting of F/YR15/0997/O gave outline planning permission (with matters committed in respect of access and layout) for 23 industrial and commercial units with potential for 23 separate uses/businesses to be utilising the site. The application put forward is for a single planning unit (albeit with 2 processes being undertaken) which is considered to be less intense and therefore have less of an impact than the previously permitted development.
- 10.4 Policy LP6 and Paragraph 80 of the NPPF seek to support economic growth. With LP6 seeking to create additional job opportunities through the delivery of 85ha of employment land. The applicants foresee the site employing 100 people including 60 new jobs and an investment of approximately £10 million.
- 10.5 The principle of development is therefore supported by Policies LP3, LP6 and LP11 subject to no adverse issues arising relating to visual and residential amenity, highways, flood risk/drainage or ecology.

### **Design considerations (including security) and visual amenity of area**

- 10.6 The application site forms a natural extension to the existing industrial site and has previously been used for commercial purposes. The scale and design of the buildings is considered to be appropriate for the site and comparable with those on the surrounding estates. It is advised that high specification acoustic cladding is to be used for the external walls and roof, however full details have not been provided hence it would be necessary to impose a condition in this regard.
- 10.7 The height and scale of the structures vary across the site, with a maximum height of 10m, external storage between 3m and 6m in height as detailed on the proposed site plan and up to three mobile tower cranes for loading/unloading which can typically extend to between 15m – 20m. The alterations in levels across the site are not considered to create a significant impact and height of the external storage will be conditioned to ensure this does not exceed the height indicated. The cranes are visible for some distance from the site, in particular from the east across the open fields, however these are not solid structures, are mobile so would move around the site and may not always be extended to the maximum height. Hence whilst visible above the boundary vegetation, these are not considered to have a significant detrimental impact on the visual amenity or character of the area.
- 10.8 A Landscape and Visual Impact Assessment has been undertaken which did not reveal any significant issues in respect of visual amenity. The site is surrounded by the railway line to the north beyond the ecology area and associated tree belt,

with this and the Lattersey Nature Reserve separating the site from New Road. To the west are Railway Lakes a County Wildlife Site but also commercial fishing lakes and the existing industrial/commercial estate, from where the site would be visible though in the context of the existing estate. This would also be the case from the south when travelling along Benwick Road, where the site is in the main set behind existing development, there is an area between 81 Benwick Road and 107 Benwick Road which just comprises of vegetation, hence the proposed acoustic fence/development may be visible from this point. The most open views of the site are over the agricultural fields to the east. However, there is substantial tree/hedge screening along the eastern boundary of the site which is to be retained. The trees on site are covered by Tree Preservation Orders, and are to be protected in accordance with the tree survey submitted. As such views of the proposed development are mitigated and the semi-rural character of this edge of settlement location is maintained

- 10.9 The application also proposes enhanced planting of native hedges and trees which will soften and screen to all boundaries, though particularly the southern and eastern boundaries of the site, new 2.4m high palisade fencing is to be erected inside this to mitigate its impact and views from outside the site. Wildflower seed is to be sown within the ecology area to the north of the site to enhance this and swales are to be seeded, providing a verdant buffer around much of the site. A landscape management plan is to be secured by condition to ensure that all new planting is successfully established during the first five years following planting.
- 10.10 Suitable security measures are proposed including a security office with a 24/7 presence, palisade fencing, lighting and CCTV; the Designing Out Crime team consider this to be acceptable and as such the scheme is considered compliant with Policy LP17 in relation to community safety.

#### **Residential Amenity/Health and wellbeing**

- 10.11 There are five residential properties which adjoin the site to the south and a number of others surrounding at a greater distance and separated from the site. The proposed use does have the potential to adversely impact these, particularly those in very close proximity.
- 10.12 The proposed development will be visible from the residential properties to the south and east, however these are separated (as a minimum) by a belt of trees/vegetation and the acoustic fence (southern boundary only). The external storage area closest to these properties is located approximately 15m from the rear boundaries and will be restricted to 3m in height, hence would not be visible above the acoustic fence. When in use in the area the cranes will be visible above this, however being mobile cranes are unlikely to remain in one area. It is acknowledged that these could create a temporary loss of privacy whilst operational, however this is not considered to create a significant detrimental impact. The cranes have already been on site for some time and no comments have been received from neighbouring properties in respect of any issues.
- 10.13 The application is accompanied by a Noise Impact Assessment and an extended background noise level survey was undertaken and modelled. This predicted operating noise levels through undertaking a noise survey at the existing JRL Group operation at Biggleswade (as the application site is not yet fully operational) as well as some on site activities. The report recommended that an acoustic screen should be installed in the southern part of the site, that the proposed unit cladding and jet blasting and painting enclosures (unit 3) are of a

satisfactory specification to ensure that the amenity of any neighbouring property is not detrimentally harmed. Environmental Health are content with these measures subject to relevant conditions.

- 10.14 Whilst the site is operational for transport movements 24/7 and is controlled by security, operational hours are 06:00 – 18:00 Monday – Friday and 06:00 – 13:00 Saturdays and Sundays as required. With the site fully operational, for production and deliveries 07:00- 18:00 Monday to Friday. The previous permission (F/YR15/0997/O) for 23 industrial and commercial units did not restrict hours of operation, hence it is not felt reasonable to impose a condition relating to this for the current submission, particularly as this is for a less intense form of development. However it is considered necessary to ensure that noise created is kept to a reasonable level at all times, hence a condition will be imposed in this respect.
- 10.15 A Construction Dust Assessment report has been submitted, which assesses the impact of construction activities on air quality, including dust. The report makes a number of recommendations, including requiring the submission of an Air Quality and Dust Management Plan for approval, the compliance with which shall be conditioned and Environmental Health are comfortable this is sufficient.
- 10.16 The proposal incorporates a scheme of external lighting and includes the submission of an External Light Pollution Assessment and plans detailing lighting and LUX levels across the site. Environmental Health have recommended a condition in relation to external lighting to ensure that this does not present an unacceptable impact on surrounding properties.
- 10.17 The site has been remediated and levelled in accordance with F/YR15/0997/O and a Validation Report to confirm that this has been completed satisfactorily has recently been agreed. The only item outstanding is a final verification report which can be conditioned on this application as this is required upon completion of the development.
- 10.18 The proposed development incorporates fire hydrants which are considered acceptable by the fire and rescue service, however it is still necessary to condition their installation.

### **Parking and Highways**

- 10.19 Access to the site is to be taken via the western side from the existing Lattersey Trading Estate access road. This arrangement is as per F/YR15/0997/O which was for 23 units. The access will have a gate set back from the access point to allow vehicles to sit off the estate road whilst being given permission to enter the site, turning circles are provided to enable HGVs to enter and leave the site in forward gear and swept path analysis has been provided to evidence internal circulation routes are suitable.
- 10.20 The application proposes 87 car parking spaces and 50 HGV spaces; the car parking provision is in accordance with Policy LP15 and appendix A
- 10.21 The application has been accompanied by a Transport Statement which advised that assessments undertaken for the previous application evidenced significantly higher trip generation and impact on the highway network which was considered acceptable, and that the proposed development, with significantly fewer vehicle movements would have an even smaller impact. Concluding that there were no highways or transportation issues for which the Transport Assessment Team at

Cambridgeshire County Council concur, subject to conditions as per F/YR15/0997/O.

- 10.22 It is acknowledged that Whittlesey Town Council object to the proposal on the basis of inadequate highway infrastructure and the requirement for a bypass or relief road to serve Whittlesey. However, given the traffic generation from the development is significantly less than that produced by the previously permitted scheme (F/YR15/0997/O), it is not anticipated to generate a safety issue. In addition the size and traffic impact of this development would not warrant a bypass and it is accepted this is a strategic issue.
- 10.23 There is no pedestrian footpath along the section of the access road that leads to the site, and it is acknowledged that Smurfit Kappa have sites either side of this access with a requirement to cross between sites, including with forklifts. This section of access is relatively short (approximately 80m) before a pedestrian footpath is reached. The condition on the previous permission for a footpath link was removed, as such it is not considered reasonable or necessary to insist on this requirement particularly as the proposed use is less intense. Given the previous permission had significantly higher trip generation it would also be unreasonable to request any signalling or crossings for the Smurfit Kappa sites.
- 10.24 A Travel Plan has been submitted which advises that Travel Information Packs and personalised travel planning will be made available to employees, these will promote more sustainable transport modes and cycle parking is to be provided. It is widely regarded that a shift in the mode of transport used for commuting is more successful if promoted when there is a change of employment. It is necessary to condition the provision of cycle storage as details have not been provided.

#### **Flood Risk/ Drainage**

- 10.25 The application site is located in Flood Zone 1 the lowest risk of flooding, the application is however accompanied by a Flood Risk Assessment due to the scale of the site (over 1ha) and it is recommended that the floor level of the buildings should be set at a minimum of 150mm higher than ground level. The Environment Agency have no comments to make regarding the proposal.
- 10.26 Foul drainage has been considered, and discussions held with Anglian Water to confirm that there is sufficient capacity with the existing foul drainage network. There will be on site pumping systems which will connect to the Anglian Water sewer under Benwick Road under a S106 agreement with them.
- 10.27 The site has very high ground water levels and numerous surface water drainage schemes were put forward along with discussions with the Lead Local Flood Authority to achieve acceptable surface water attenuation. The submitted scheme is now acceptable subject to a condition requiring the demonstration that the drainage system has been constructed as per the agreed scheme and the provision of details of future management and maintenance.

#### **Ecology**

- 10.28 The site is located in close proximity to Lattersey Local Nature Reserve/ County Wildlife Site and Railway Lakes County Wildlife Site, however the Wildlife Officer considers that this proposal is unlikely to have an impact upon the features for which these sites have been designated.



- 10.29 The application has been accompanied by an up-to-date Preliminary Ecological Appraisal which reveals that there are three Priority Habitats as listed under the NERC Act 2006 present on the site, the three ponds, the hedgerow and the woodland area (all of which are to be retained), opportunities for roosting bats in the trees and a medium population of great crested newts in the three ponds along the northern part of the site.
- 10.30 The trees are to be retained and the site enhanced by additional native planting. Consent would be required to do works to the trees as these are protected, however a condition will be imposed to ensure should works be required, these are also surveyed for the presence of bats and any necessary mitigation measures secured. A great crested newt mitigation strategy is currently being implemented under licence from Natural England and relates to the ecology area to the north of the site.
- 10.31 Of concern to the Wildlife Officer was the external lighting, the lighting levels have been reduced adjacent to sensitive habitats are now considered acceptable by the Wildlife Officer subject to adherence with the proposed scheme (which can be conditioned. It is also advised that the perimeter lights are switched off between 2200 & 0700 as proposed by the applicant, again this can be secured by condition.

## 11 CONCLUSIONS

- 11.1 The proposal is considered acceptable and accords with Policies LP1, LP2, LP3, LP6, LP11, LP14, LP15, LP16, LP17 and LP19 of the Fenland Local Plan 2014 and the aims of the NPPF 2019 and NDG 2019. The principle of developing this site, albeit for a much more intensive industrial/commercial use has already been established by way of F/YR15/0997/O, and the access is as previously permitted.
- 11.2 Consideration of design and the impact on visual amenity/character and residential amenity has been undertaken, including assessment of the noise, air quality/dust, lighting and land contamination. In addition suitable drainage can be achieved and the impact of the proposal on surrounding and on site ecology is considered acceptable subject to relevant conditions. As such a favourable recommendation may be forthcoming.

## 12 RECOMMENDATION

**Grant** subject to the following conditions:

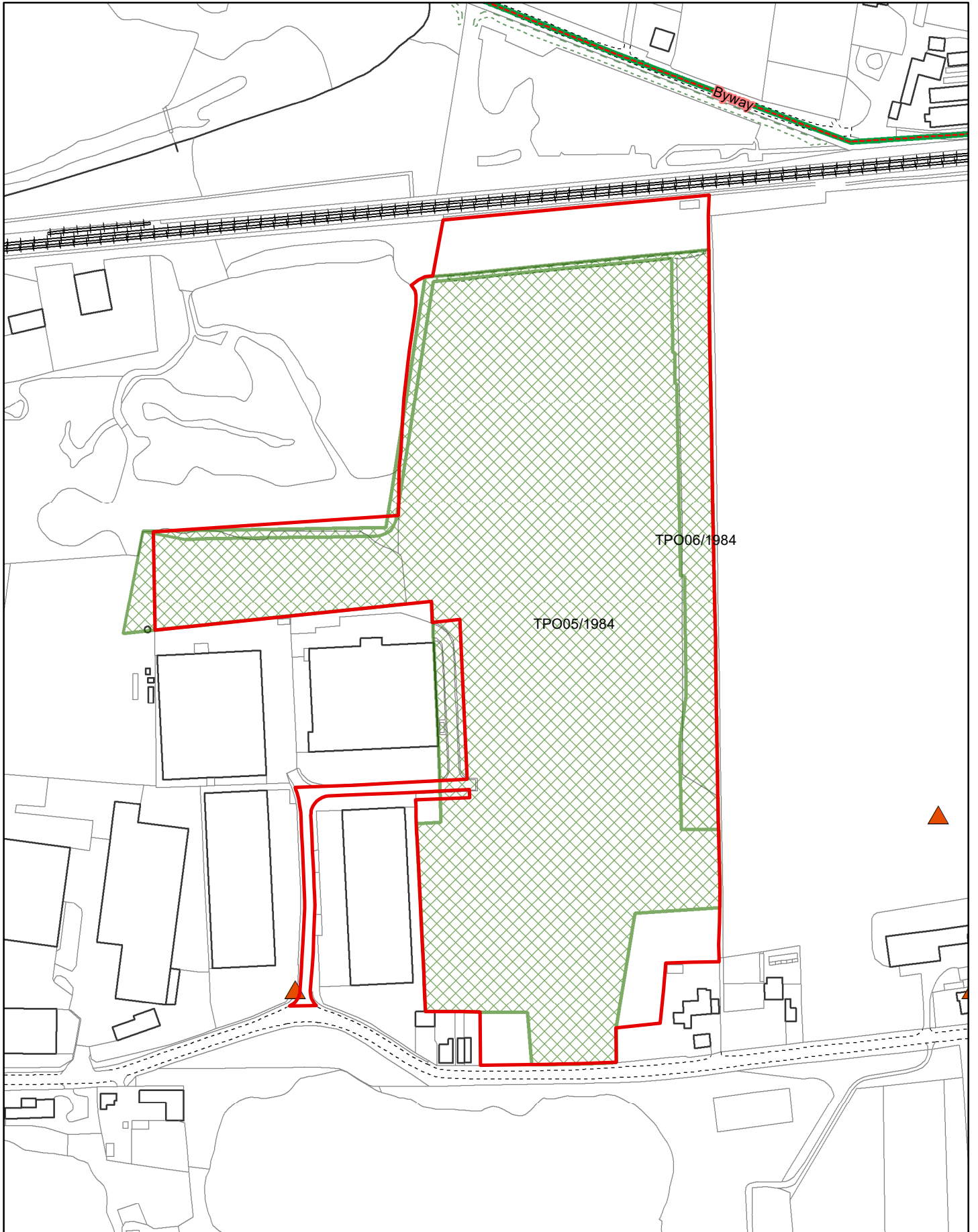
1	<p>Prior to the first use of any building hereby permitted a scheme and timetable for the management and maintenance of the ecology area to the north of the site, detailing how the area will be managed for the benefit of Great Crested Newts and other wildlife, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved scheme.</p> <p>Reason – in the interests of protecting the biodiversity on and around the site in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
2	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation</p>

	<p>comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
3	<p>Prior to the first use of any building hereby permitted external lighting shall be provided as per drawings 19006-E-EX-2002 C4, 19006-ME-EX-3001 C3, 19006-E-EX-2001 C4 and the External Light Pollution Assessment.</p> <p>The perimeter lights (as indicated on drawing XXXX) shall be switched off between the hours of 2200 -0700.</p> <p>Reason - To ensure that adequate lighting of the development is provided during the hours of darkness for security purposes, and to ensure the development does not cause harm to ecology or the amenity of adjoining occupiers in accordance with Policies LP2, LP16, LP17and LP19 of the Fenland Local Plan 2014.</p>
4	<p>Within 1 month of the date of this decision an Air Quality and Dust Management Plan should be submitted to and approved in writing by the Local Planning Authority. The development then be shall be carried out in accordance with the approved details.</p> <p>Reason – To ensure the prevention of unacceptable impacts in relation to air quality and dust in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014</p>
5	<p>Between the hours of 07:00-18:00 Monday – Friday and 07:00 – 13:00 Saturday noise emissions from the site, including any corrections for acoustic characteristics, shall be no more than 5db above the prevailing background noise level at the nearest residential property.</p> <p>At all other times:-</p> <p>Noise emanating from the site should not exceed the prevailing background noise level by 0dB(A) Leq, when measured at the boundary of the nearest noise sensitive building.</p> <p>Impact noise should not exceed 5dB(A) above the prevailing background noise level when measured at the boundary of the nearest</p>

	<p>noise sensitive building.</p> <p>Reason: In order to protect the amenity of surrounding and local residents in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
6	<p>Prior to the first use of any building hereby permitted the fire hydrants as detailed on drawing 19006-ME-EX-3001 C3 shall be provided and retained thereafter in perpetuity.</p> <p>Reason - In the interests of safety 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>
7	<p>The external storage shall not exceed the height detailed on drawing MDS_M009A_00_11_P10.</p> <p>Reason - To safeguard the visual amenities of the area and residential amenity of adjoining dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
8	<p>Prior to the first use of any building hereby permitted, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations) and provide details of the management/maintenance of all drainage features.</p> <p>Reason To prevent an increased risk of flooding and protect water quality in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014.</p>
9	<p>Within 2 months from the date of this decision the 3 metre high acoustic fence shall be erected in accordance with drawings MDS_M009A_00_11_P10 and MDS_M009A_00_14_P3. The fence shall then be retained as such thereafter.</p> <p>Reason - To safeguard the noise environment of the surrounding locality, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
10	<p>Within 7 days of the date of this decision all trees that are to be retained shall be protected in accordance with the Tree Survey Report dated June 2019</p> <p>Reason - To ensure that retained trees are adequately protected in accordance with Policies LP16 and LP19 of the Fenland Local Plan, adopted May 2014.</p>
11	<p>Within 6-months of the date of this decision full details of a scheme for cycle storage shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented in full prior to the first use of the buildings hereby approved and thereafter</p>

	<p>retained in perpetuity.</p> <p>Reason: In the interests of security, the convenience of cyclists at the premises, and to encourage sustainable forms of transport in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
12	<p>No development above slab level shall take place until full details of the materials to be used for the walls and roof of all buildings hereby permitted are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
13	<p>No development above slab level shall take place until a scheme for sound insulation of the buildings has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first of use of the relevant building, and thereafter retained in perpetuity.</p> <p>Reason - To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
14	<p>Within 3 months of the completion of the development (or part thereof if it is not intended to construct all aspects) hereby permitted a final verification report in relation to remediation shall be submitted and approved in writing by the Local Planning Authority, such a report shall include records pertaining to the installation of gas protection measures and barrier pipes for potable water supply.</p> <p>Reason - In the interests of safe and satisfactory development in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
15	<p>Prior to the felling of any trees on site the trees shall be surveyed/inspected by a suitably qualified ecologist for the presence of bats. Should evidence of bat roosts be found details of appropriate mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and the mitigation measures implemented as agreed.</p> <p>Reason - In the interests of protecting the biodiversity on and around the site in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
16	<p>Within 1 month of the date of this decision, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority for the following:</p> <p>i) Haul routes to and from the site;</p>

	<ul style="list-style-type: none"> <li>ii) Hours of working;</li> <li>iii) Parking, turning and loading/unloading areas for all construction/contractors details;</li> <li>iv) Site compounds/storage areas;</li> <li>v) Details of wheel cleaning or road cleaning equipment.</li> </ul> <p>The development shall thereafter take place in accordance with the approved Construction Management Plan.</p> <p>Reason - In the interests of highway safety and the amenities of the surrounding area in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
17	Approved Plans



Created on: 06/09/2019

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**F/YR19/0761/F**

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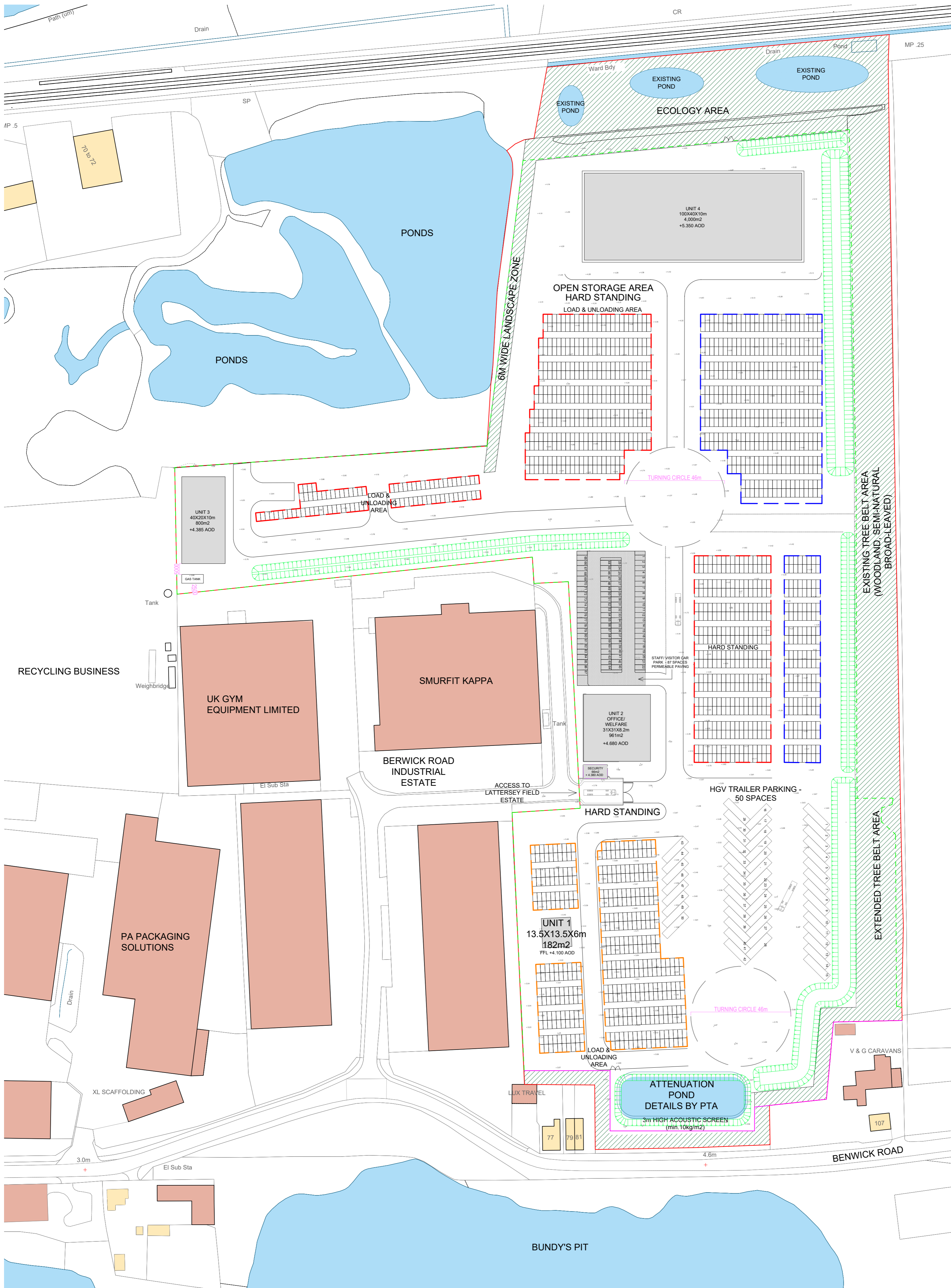
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- OPEN STORAGE AREA ARE PLACED IN INDICATIVE LOCATION AND SUBJECT TO CHANGE

**KEY**

- GREENERY
  - SWALE
  - BLOCK PAVING
  - HIGH ACOUSTIC WALL
  - SITE BOUNDARY
  - PALISADE WALL
- Height of Storage Area**
- 3 Metres
  - 4 Metres
  - 6 Metres



- P10 TN 29.06.20 - SWALE, ROAD & GATE POSITION AMENDED
- P9 TN 29.05.20 - PROPOSED SITE PLAN
- P8 WL 13.12.19 - PROPOSED SITE PLAN
- P7 WL 15.11.19 - BOUNDARY TREATMENT & HEIGHT OF STORAGE AREA
- P6 WL 11.10.19 - PALISADE WALL INCLUDED
- P5 WL 15.08.19 - HAMMERHEAD INCLUSION NEXT TO UNIT 3
- P4 WL 01.08.19 - SCALE AMENDED
- P3 WL 08.07.19 - SITE LAYOUT & YARD LANDSCAPE AMENDED
- P2 WL 03.07.19 - UNIT 1 DIMENSIONS AMENDED
- P1 WL 31.05.19 - FIRST ISSUE

REV BY DATE CHK DESCRIPTION

STATUS

**PLANNING**

CONTRACTOR

Midgard Ltd

PROJECT

LATTERSEY FIELD, WHITTLESEY

CLIENT

JRL PLANT AND LOGISTICS

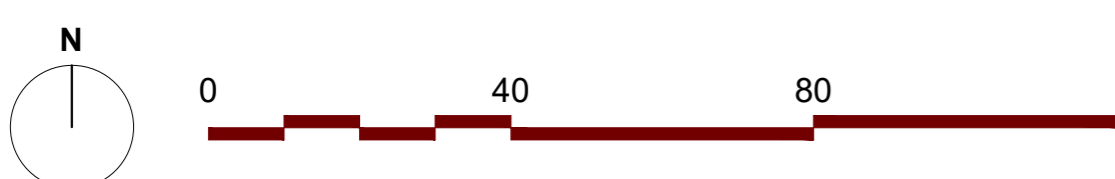
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PROPOSED SITE PLAN

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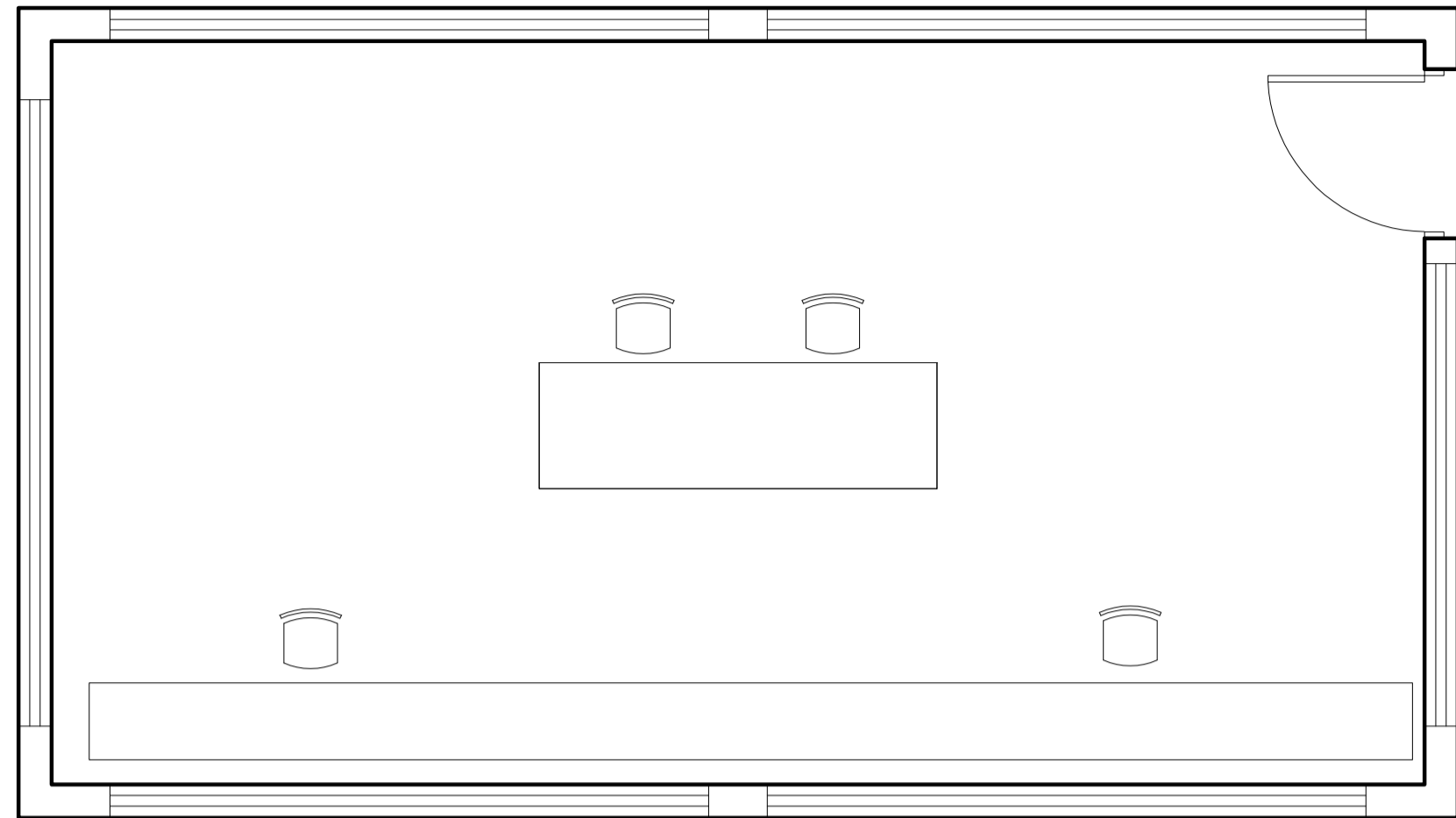
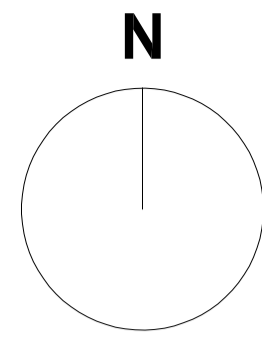
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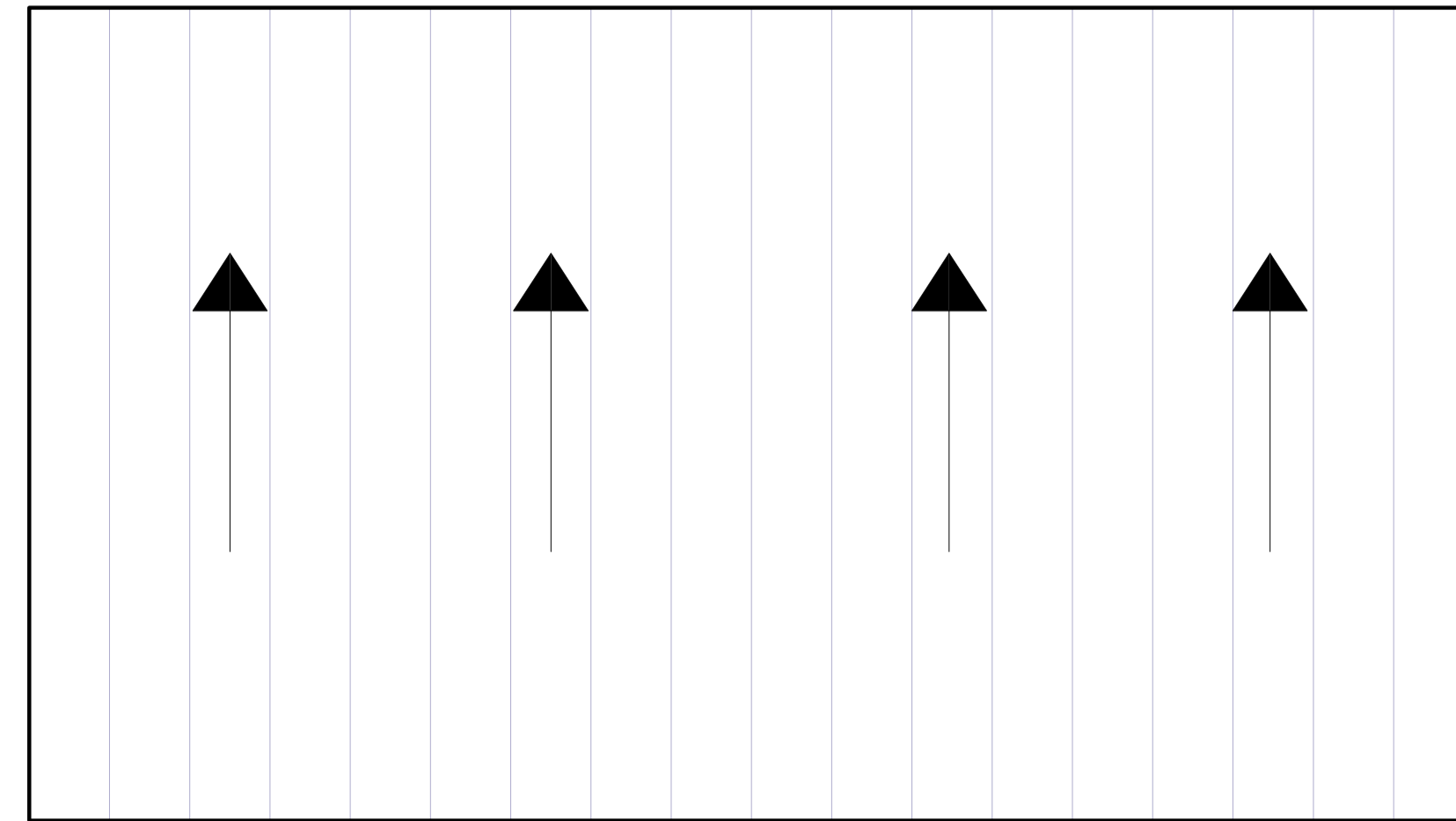


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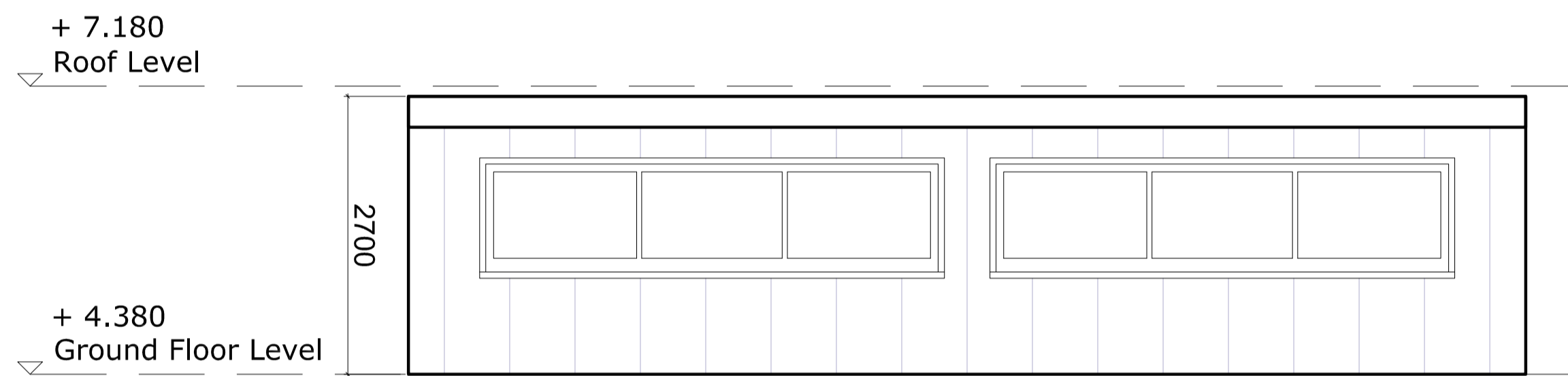
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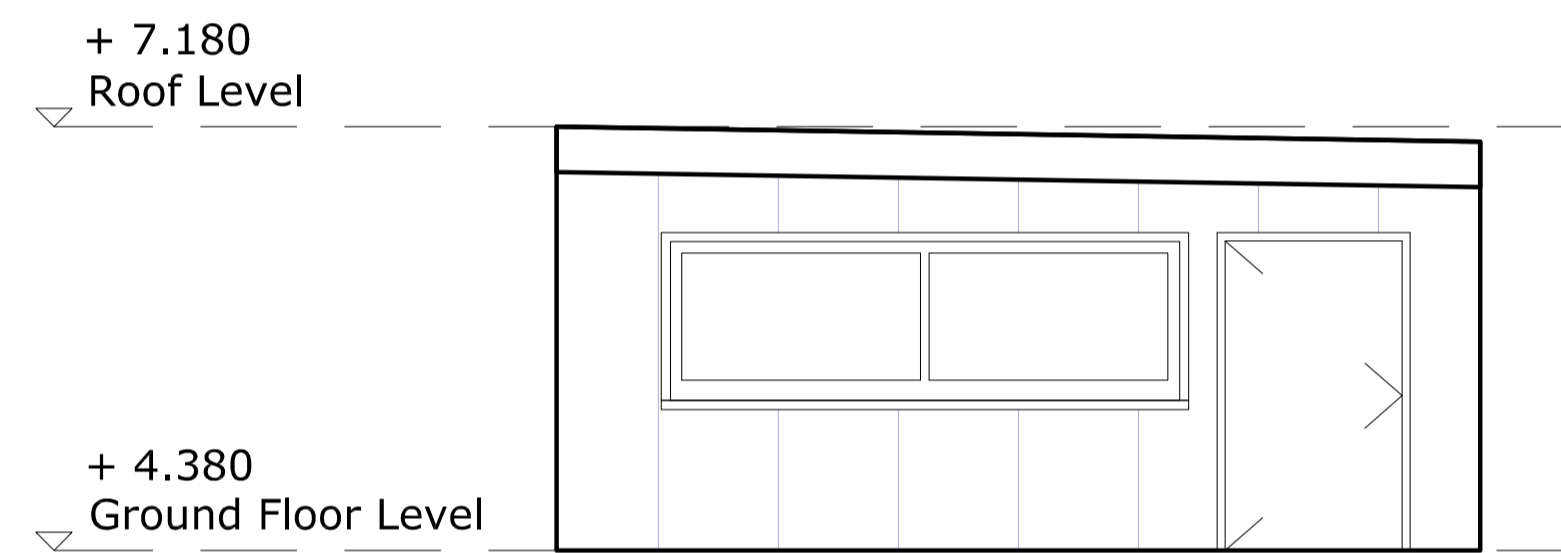
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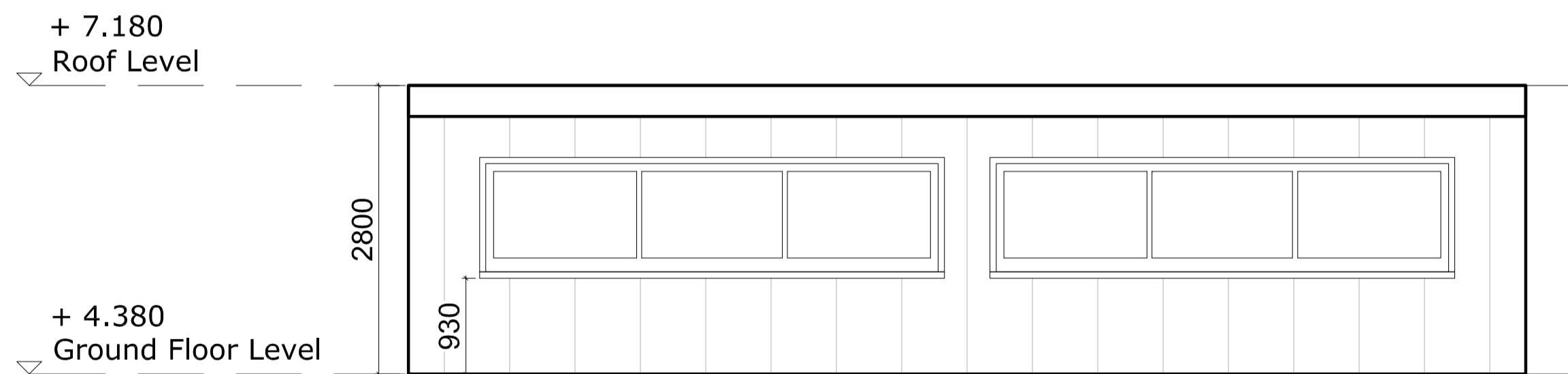
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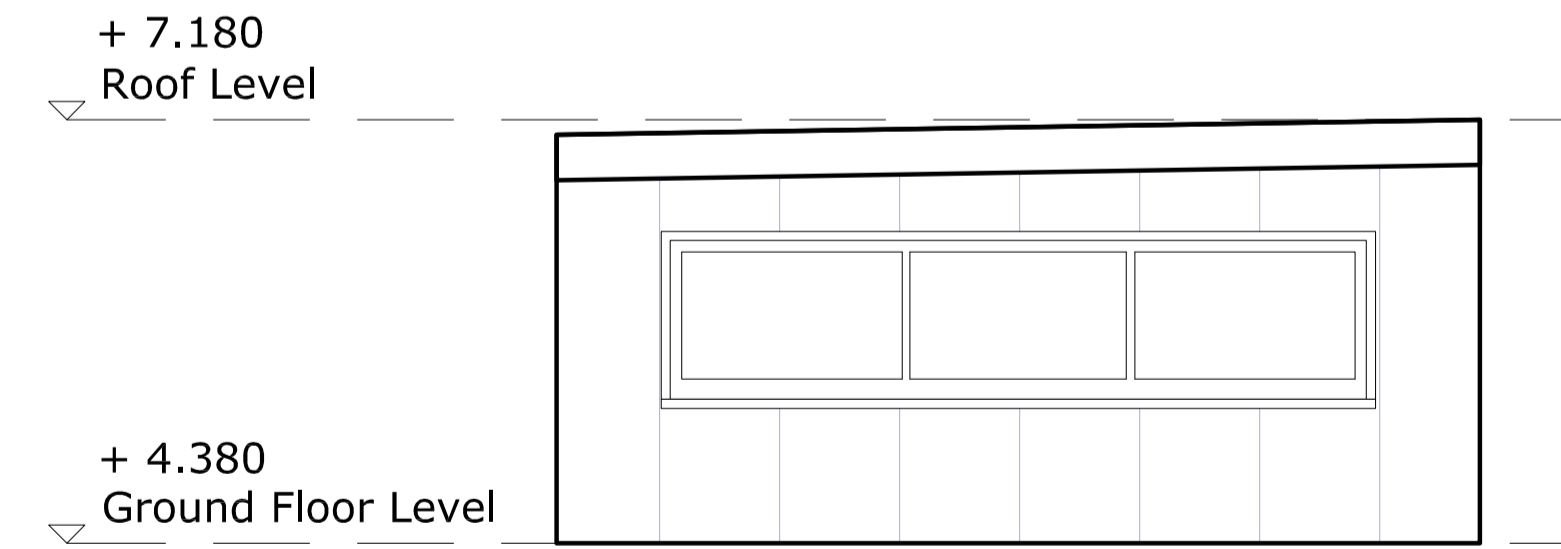
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4 **EAST ELEVATION**  
1 : 50



5 **SOUTH ELEVATION**  
1 : 50



6 **WEST ELEVATION**  
1 : 50



SCALE BAR 1:50

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P1	WL	23.05.19	-	FIRST ISSUE
REV	BY	DATE	CHK	DESCRIPTION
STATUS				

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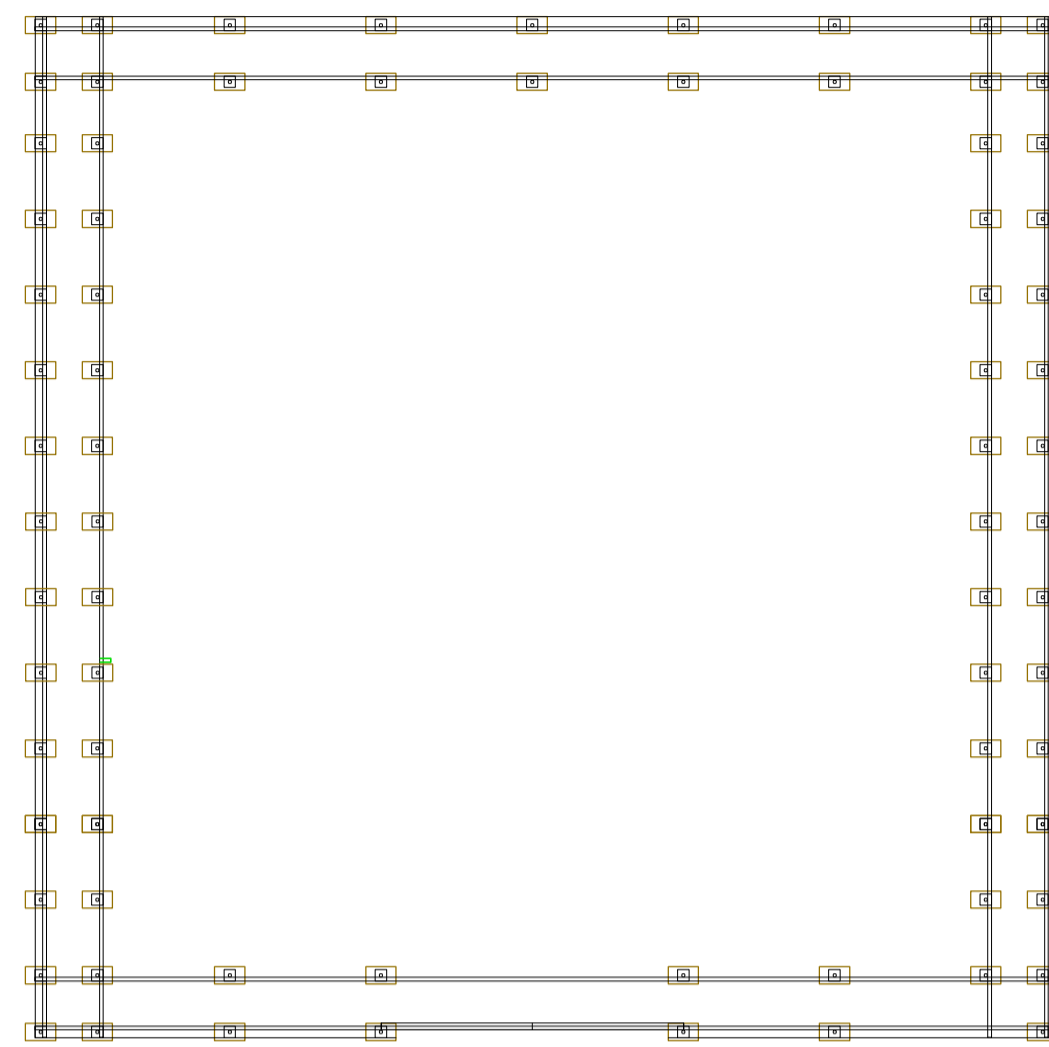
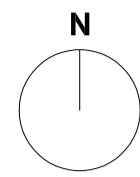
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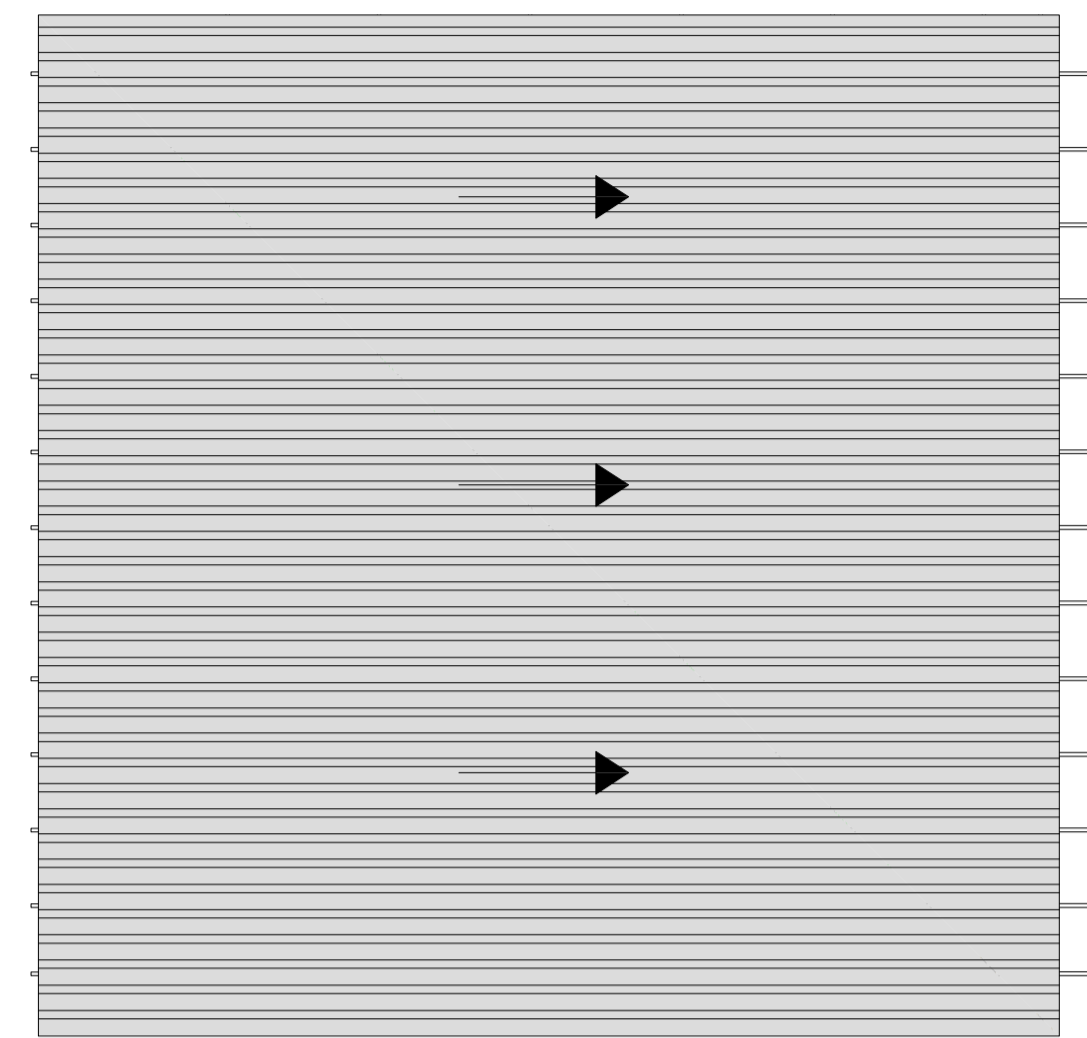




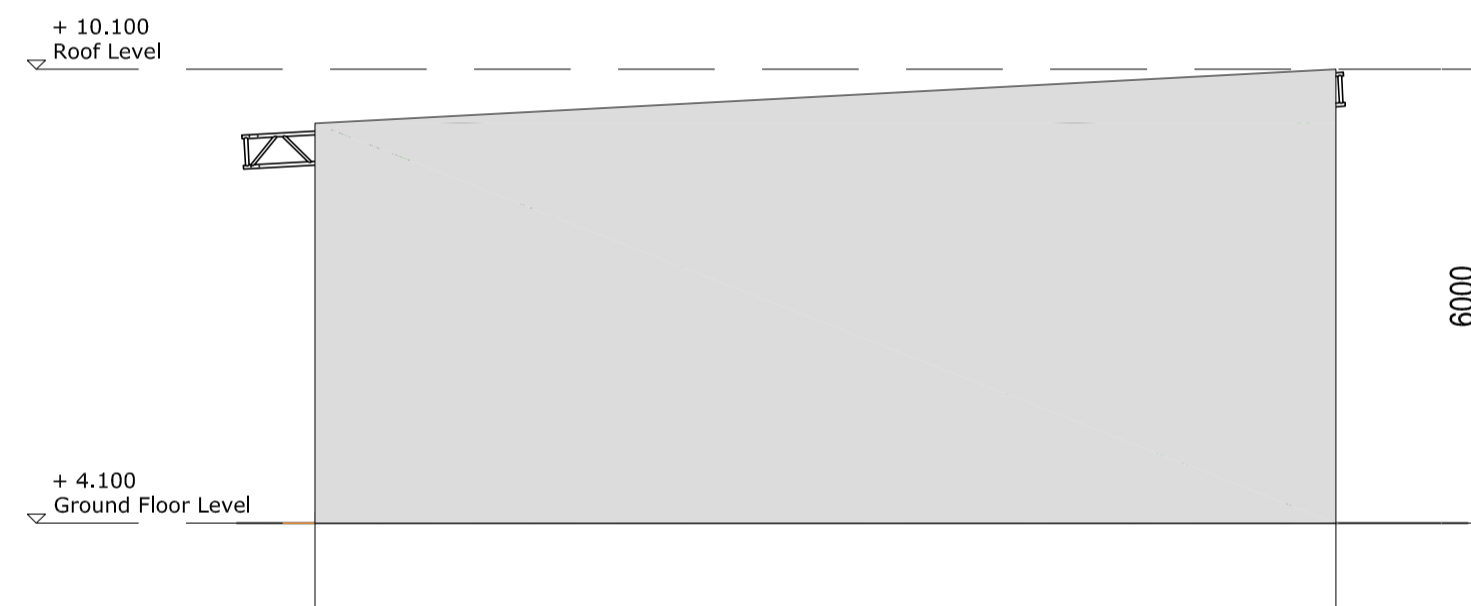
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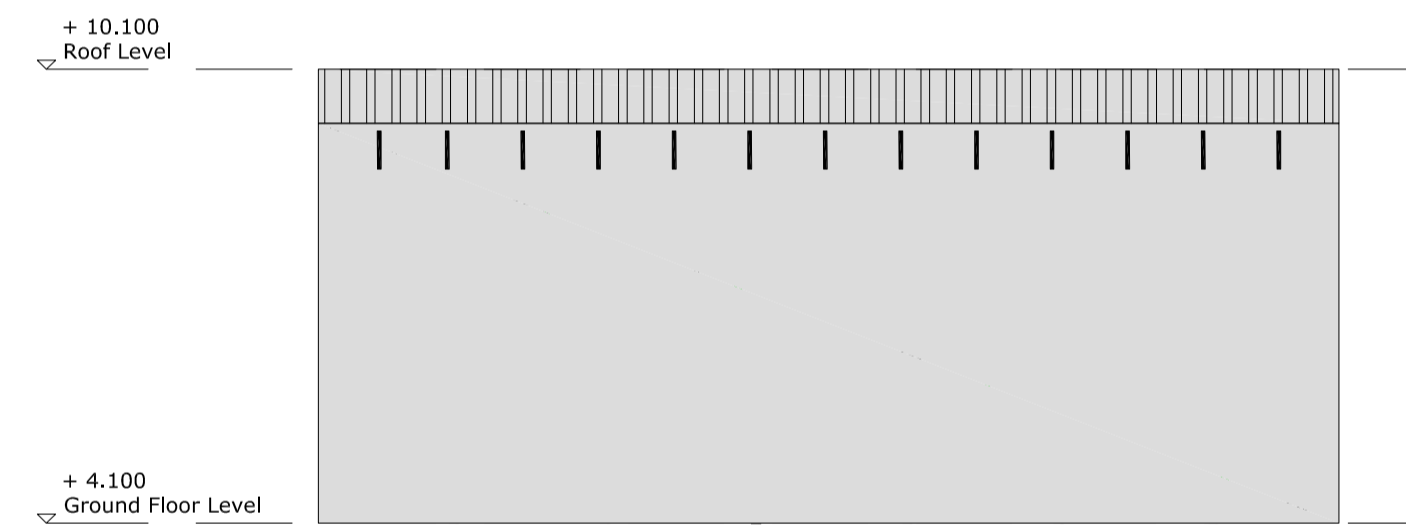
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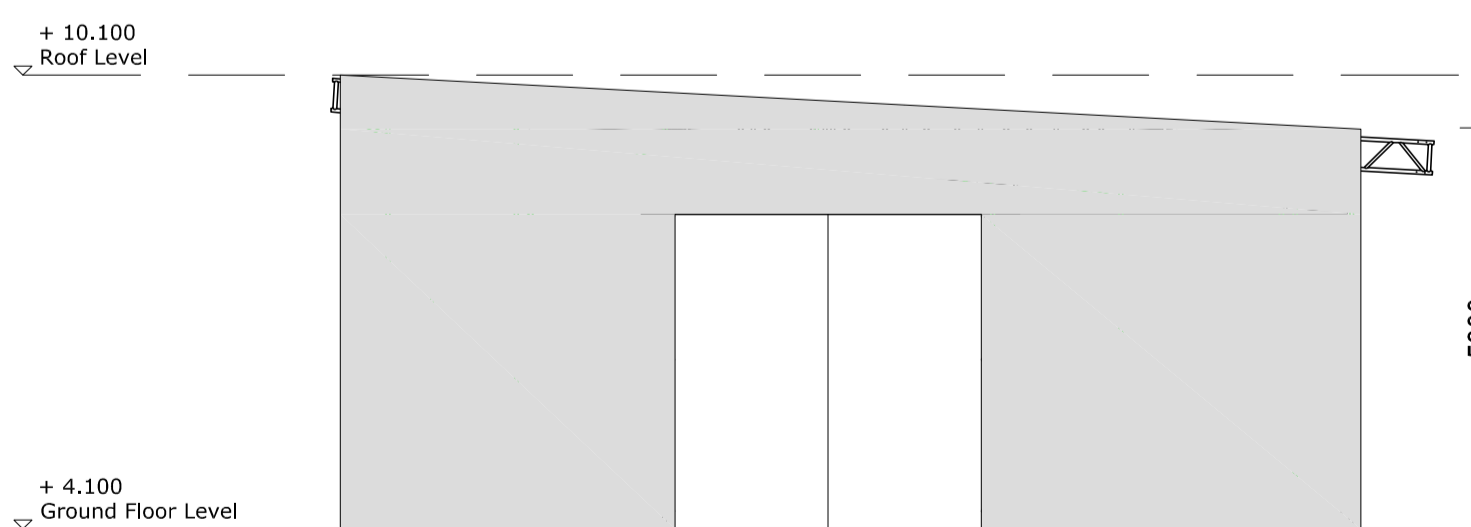
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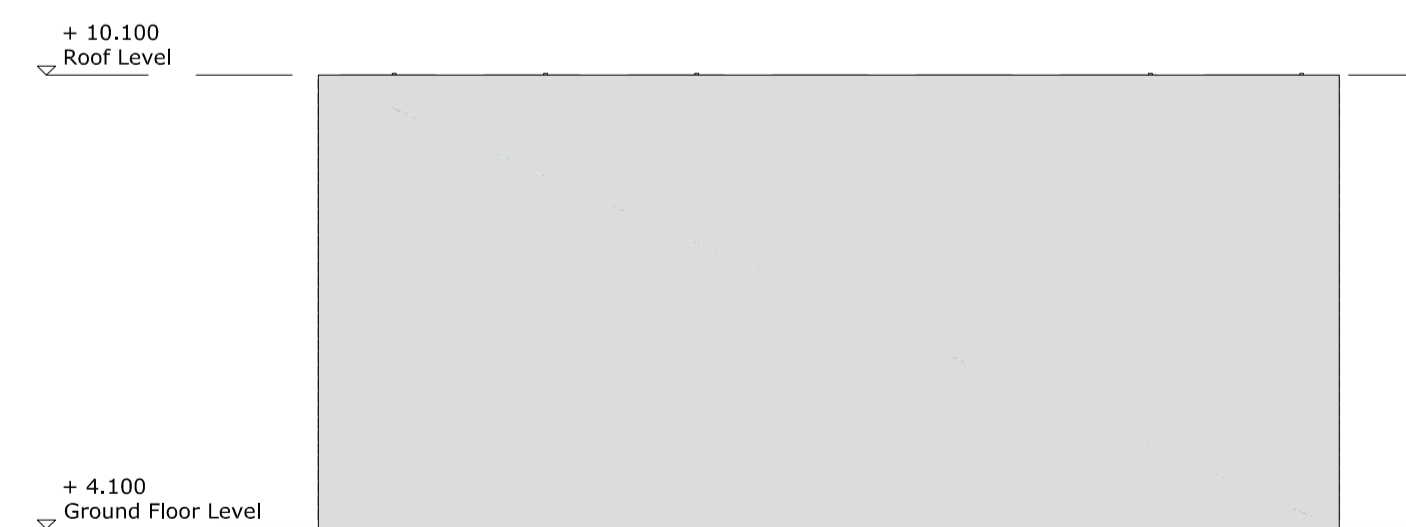
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**4 EAST ELEVATION**  
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**5 SOUTH ELEVATION**  
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**6 WEST ELEVATION**  
1 : 100



SCALE BAR 1:100

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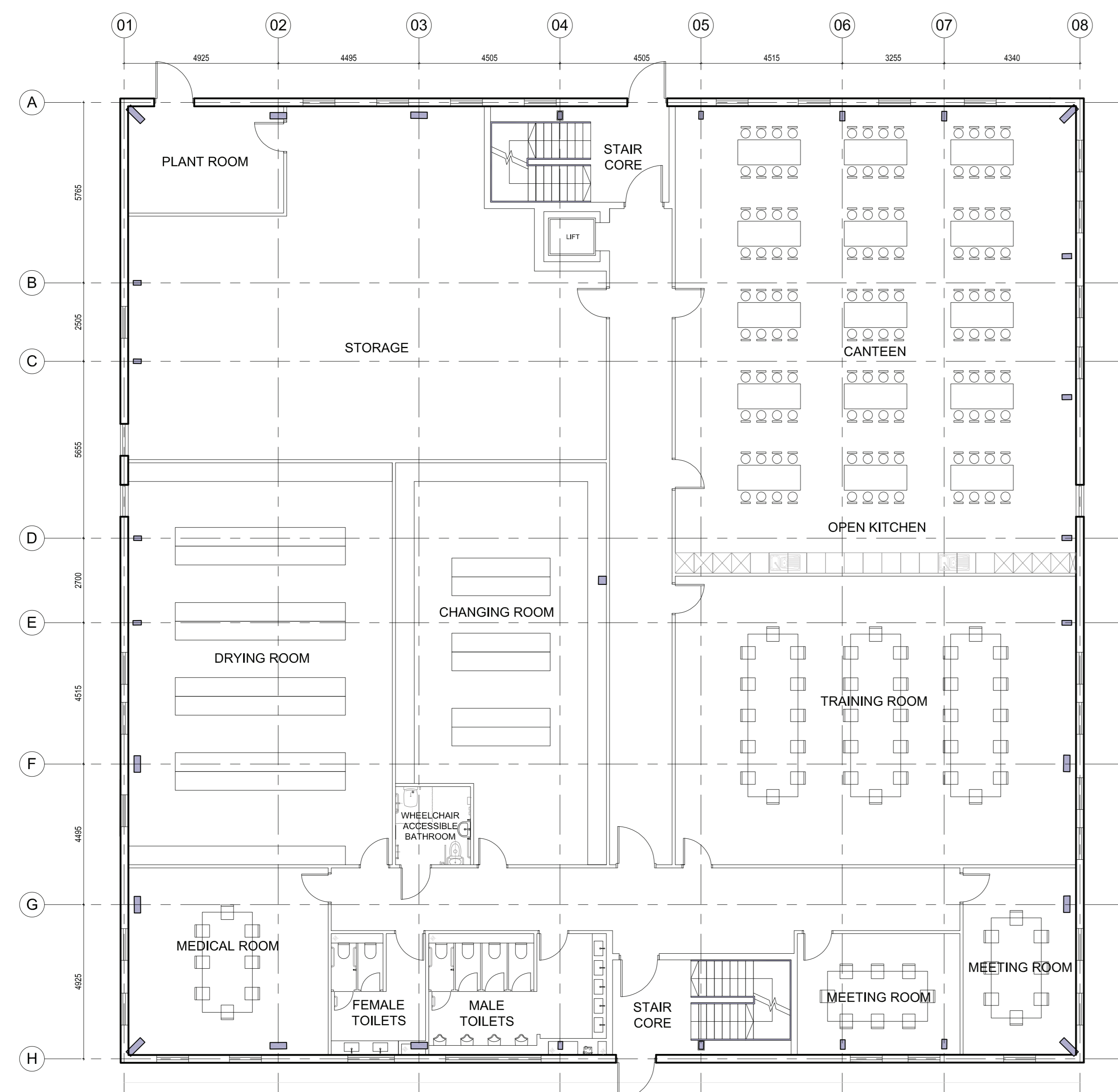
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P1	WL	17.07.19	-	FIRST ISSUE	

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UNIT 1 - PLANS & ELEVATIONS		
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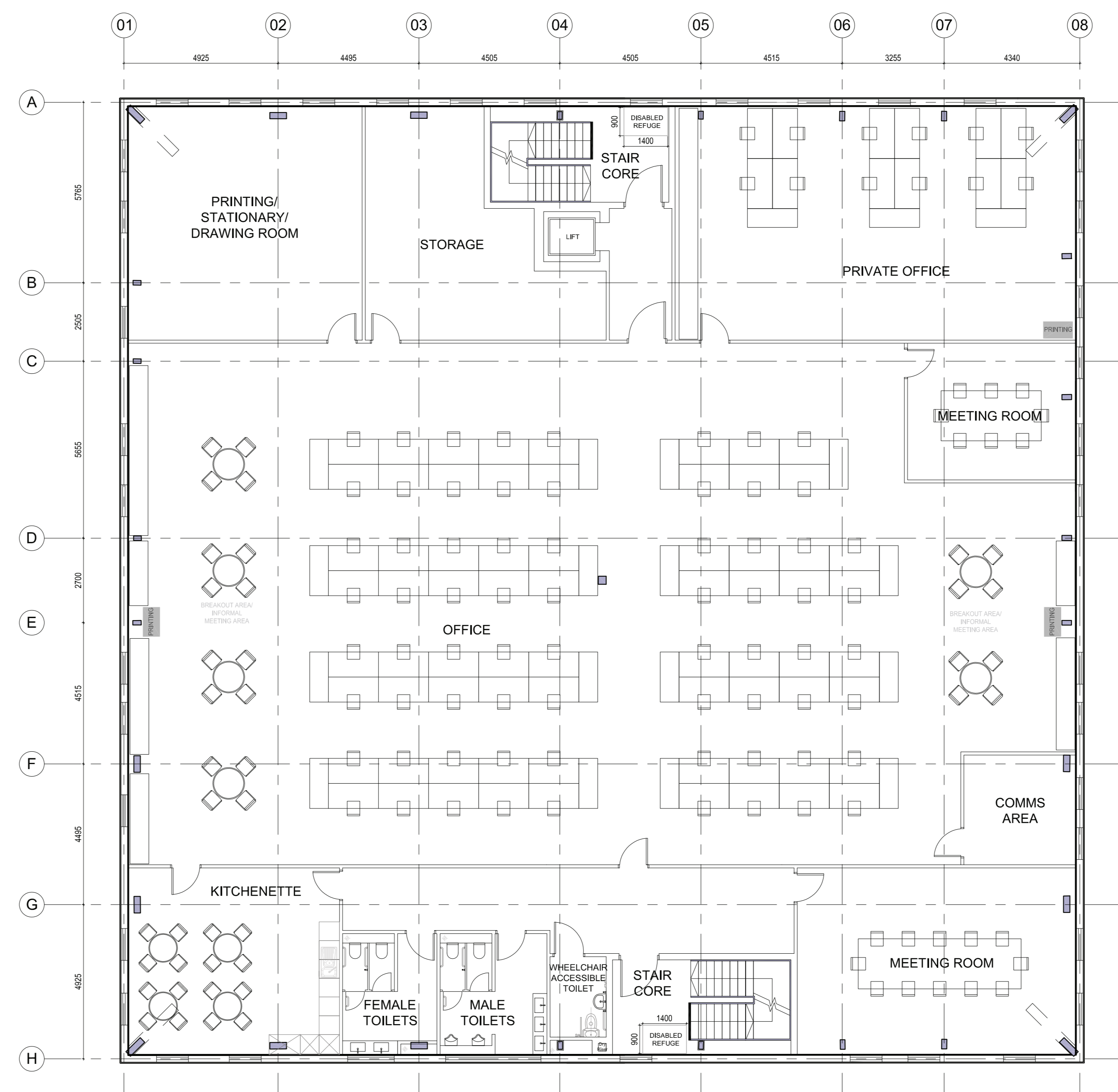


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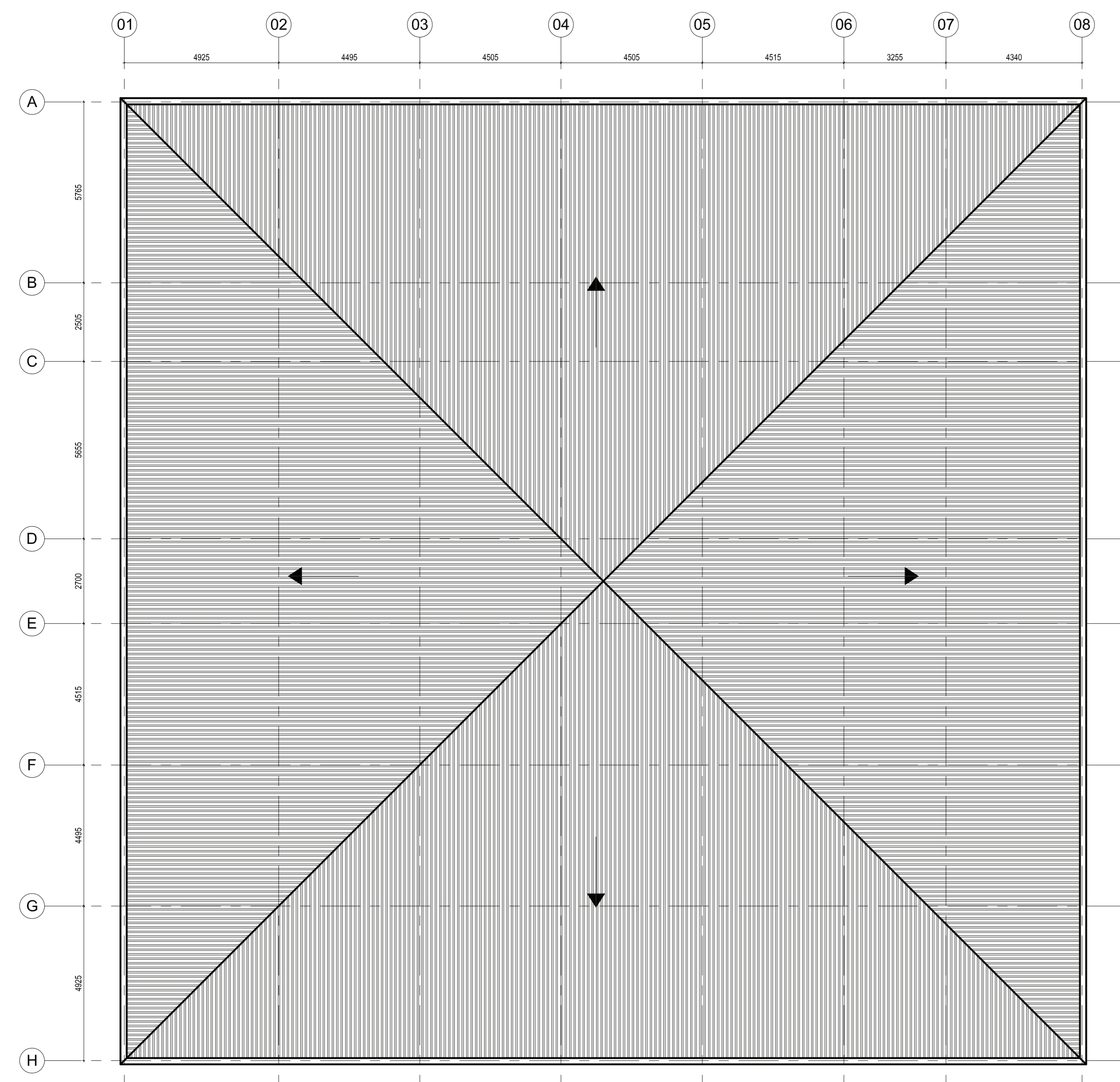
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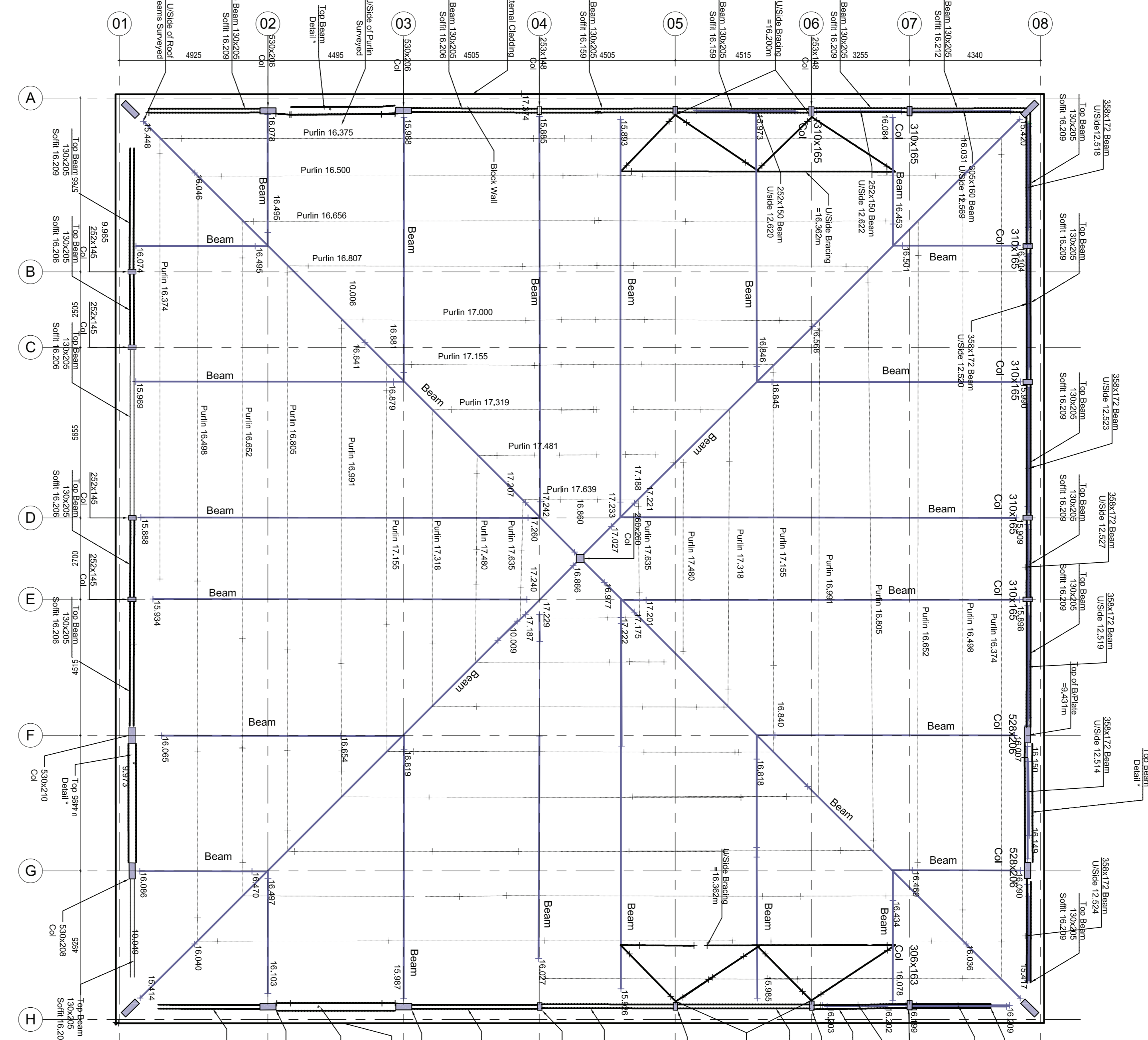
1 GROUND FLOOR  
1:100



2 FIRST FLOOR  
1:100



3 ROOF  
1:100



4 ROOF SURVEY  
1:100



- P8 WL 30.08.19 - PAPER SIZE AND SCALE AMENDED
- P7 WL 29.07.19 - 1ST FLOOR OFFICE LAYOUT AMENDED
- P6 WL 09.07.19 - OFFICE LAYOUT AMENDED & EXISTING ROOF SURVEY INCLUSION
- P5 WL 08.07.19 - OFFICE LAYOUT AMENDED
- P4 WL 03.07.19 - DESK LAYOUT/ WC & TEXT AMENDED
- P3 WL 06.06.19 - PLANT ROOM INCLUSION
- P2 WL 28.05.19 - ROOF PLAN INCLUSION
- P1 WL 22.05.19 - FIRST ISSUE

REV BY	DATE	CHK	DESCRIPTION
STATUS			
<b>PLANNING</b>			
CONTRACTOR			
Midgard Ltd			
PROJECT			
LATTERSEY FIELD, WHITTLESEY			
CLIENT			
JRL PLANT AND LOGISTICS			
DRAWING TITLE			
UNIT 2 - PLANS			
DATE CREATED	DATE AMENDED	SCALE	
22.05.19	30.08.19	AS INDICATED @20	
DRAWN BY	AMENDED BY	CHECKED	
WL	WL	-	
DRAWING NO & REVISION			
MDS_M009A_00_04_P8			

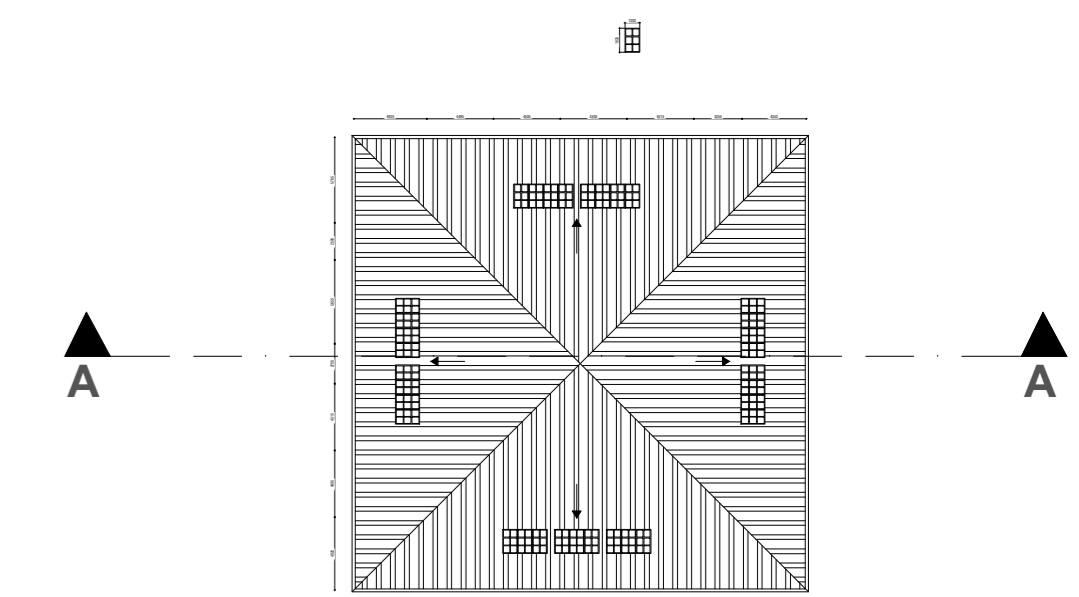


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Location Plan

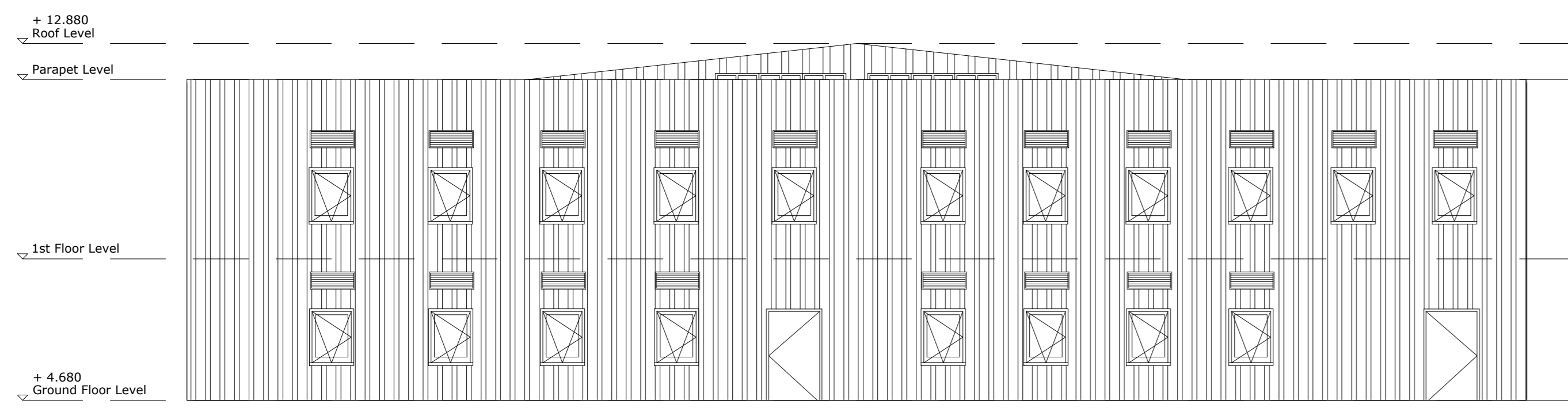
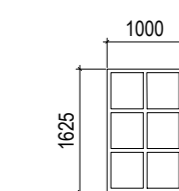


PV ARRAY

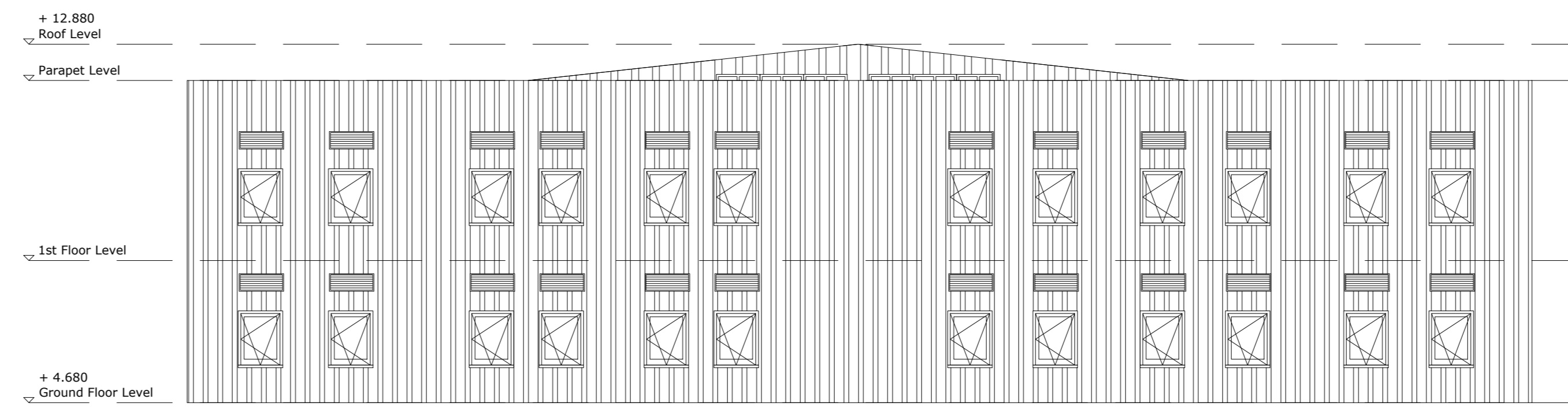
PROPOSAL OF LOCATION OF 33 SOLAR PANELS AT THE ROOF.

- SOUTH ELEVATION: 9 UNITS
- NORTH ELEVATION: 8 UNITS
- EAST ELEVATION: 8 UNITS
- WEST ELEVATION: 8 UNITS

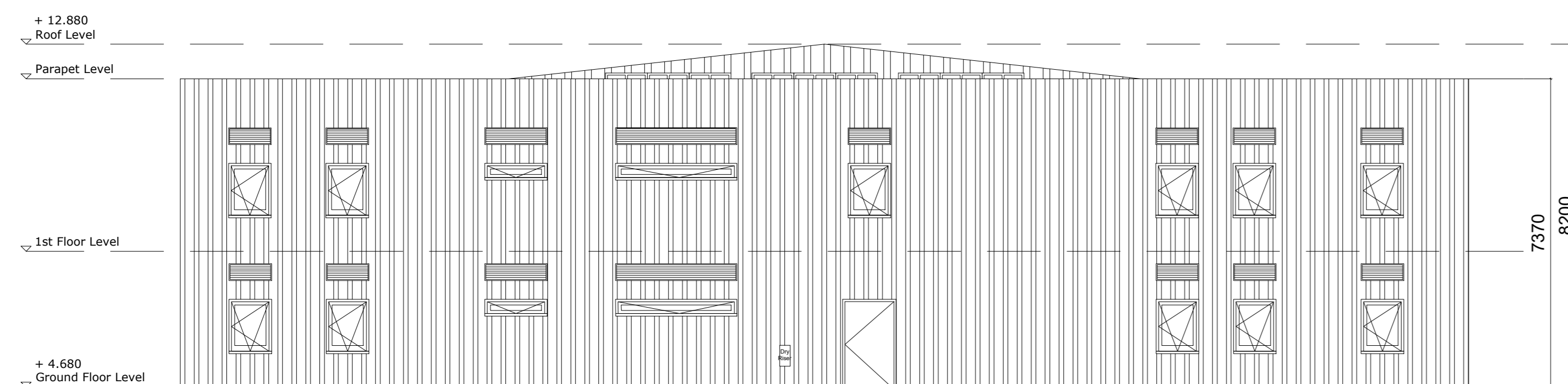
EACH PANEL TO MEASURE 1.695m x 1.0m



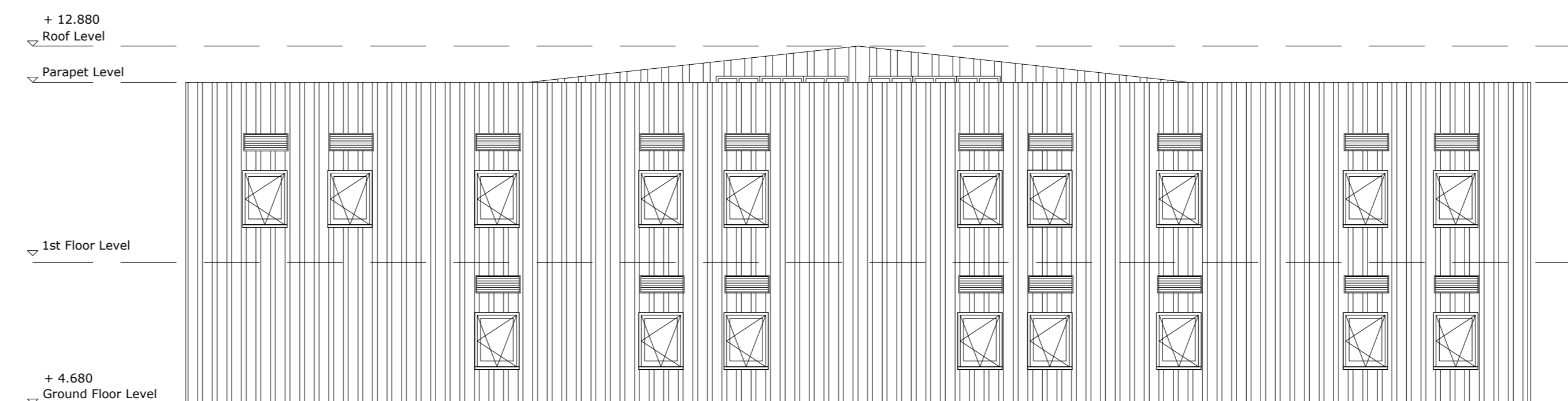
1 NORTH ELEVATION  
1 : 100



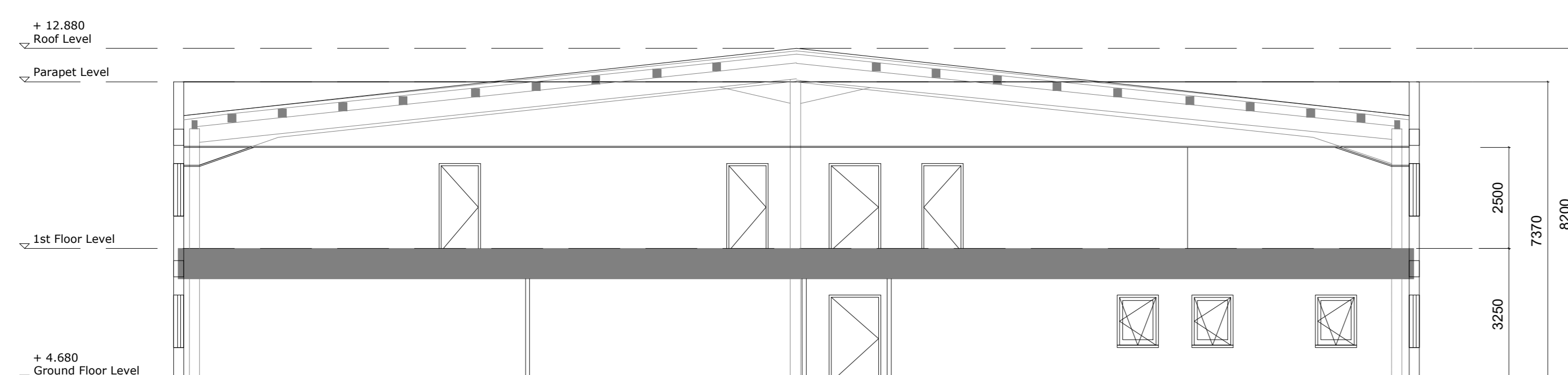
4 EAST ELEVATION  
1 : 100



2 SOUTH ELEVATION  
1 : 100



5 WEST ELEVATION  
1 : 100



3 SECTION AA  
1 : 100

REV	BY	DATE	CHK	DESCRIPTION
P8	IG	25.11.19	-	PV POSITION UPDATED
P7	IG	22.11.19	-	PV ADDED
P6	WL	30.08.19	-	PAPER SIZE AND SCALE AMENDED
P5	WL	09.07.19	-	ROOF AMENDED AND SECTION INCLUSION
P4	WL	08.07.19	-	WINDOWS AMENDED
P3	WL	03.07.19	-	ROOF SLOPE AMENDED
P2	WL	06.06.19	-	PLANT ROOM INCLUSION - WINDOWS AMENDED
P1	WL	22.05.19	-	FIRST ISSUE

STATUS	CONTRACTOR
PLANNING	

CONTRACTOR  
Midgard Ltd

PROJECT  
LATTERSEY FIELD, WHITTLESEY

CLIENT  
JRL PLANT AND LOGISTICS

DRAWING TITLE  
UNIT 2 - ELEVATIONS & SECTION

DATE CREATED	DATE AMENDED	SCALE
22.05.19	25.11.19	AS INDICATED @A0

DRAWN BY	AMENDED BY	CHECKED
WL	IG	-

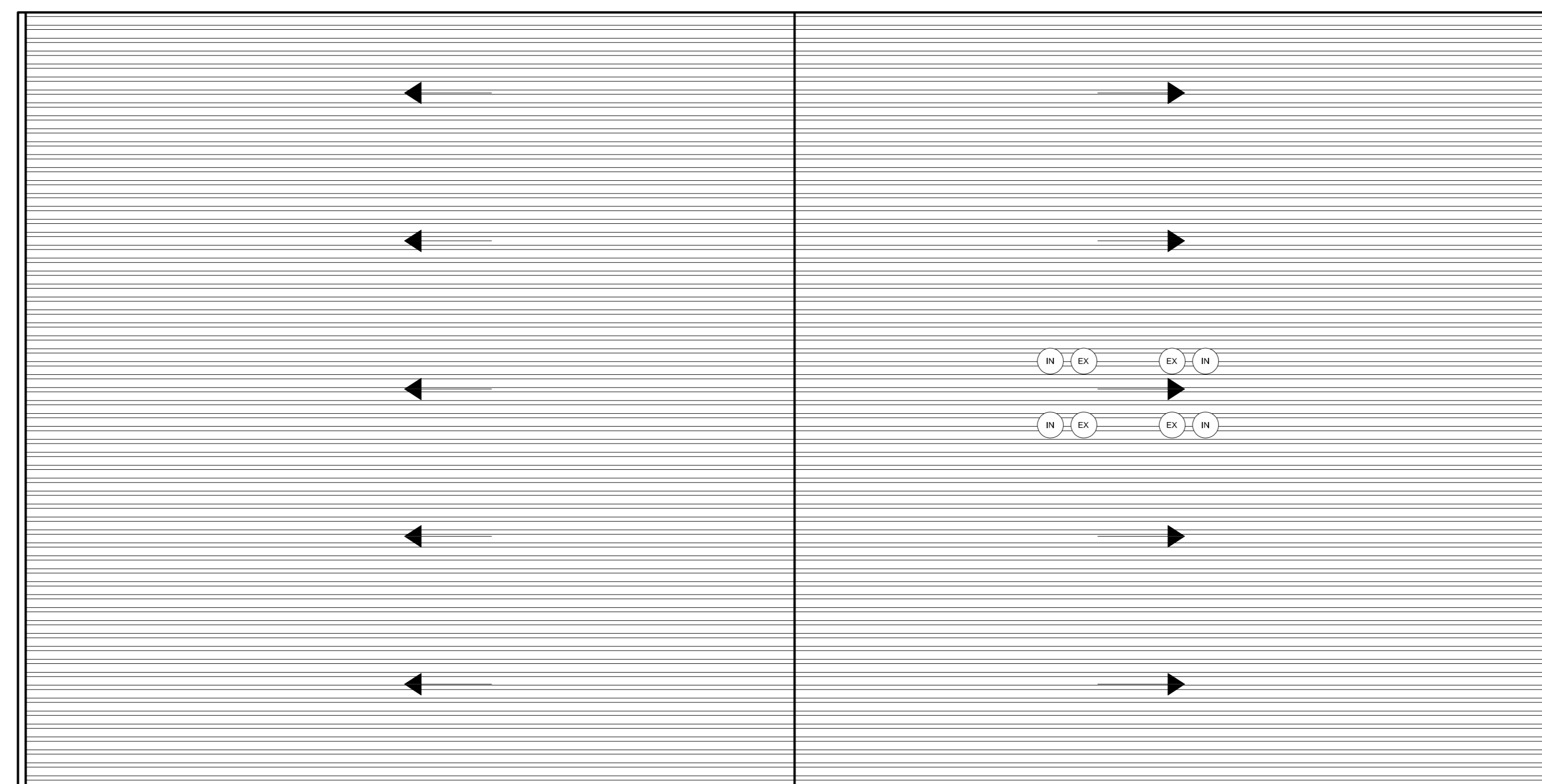
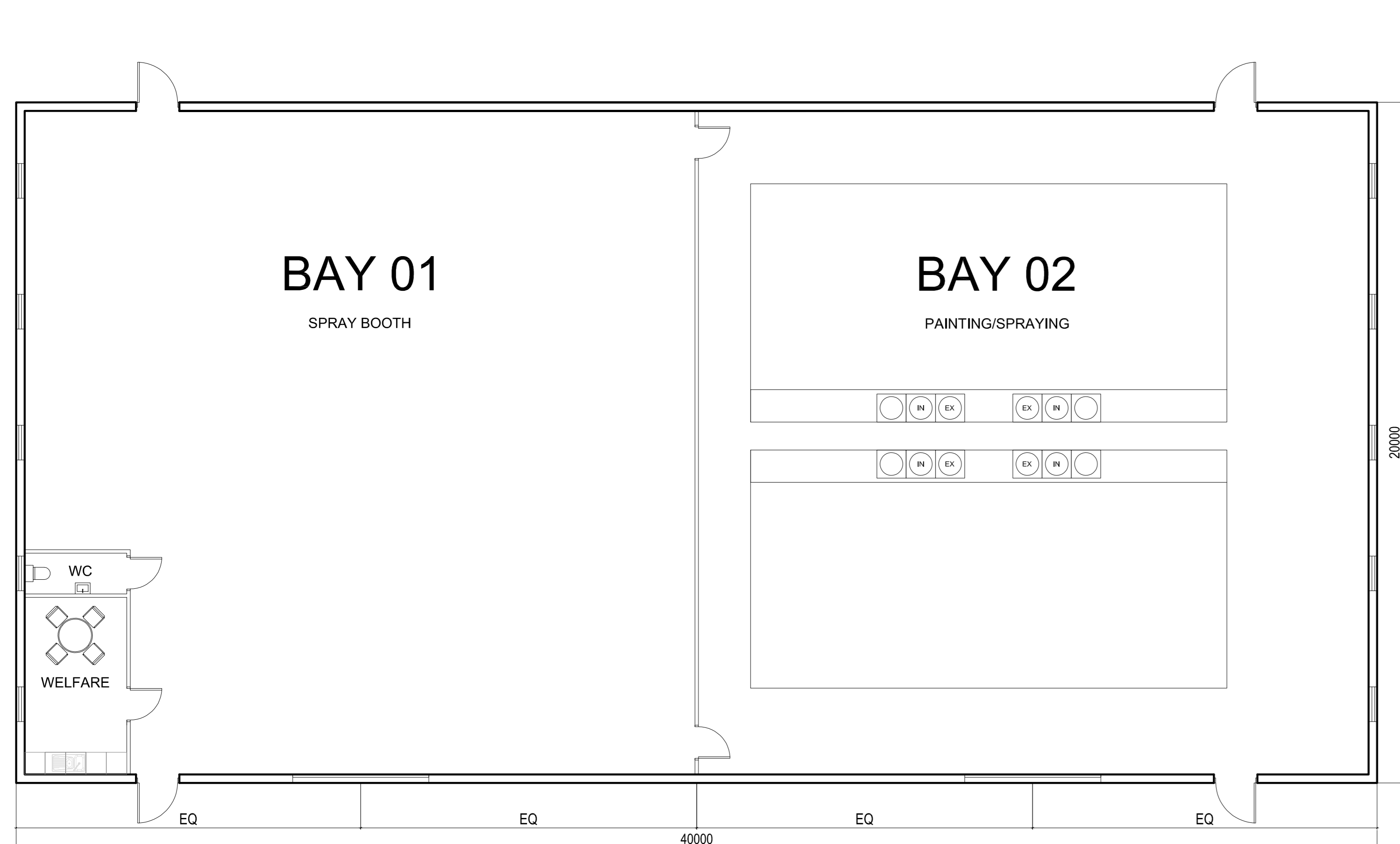
DRAWING NO & REVISION  
MDS\_M009A\_00\_05\_P8



SCALE BAR 1:100

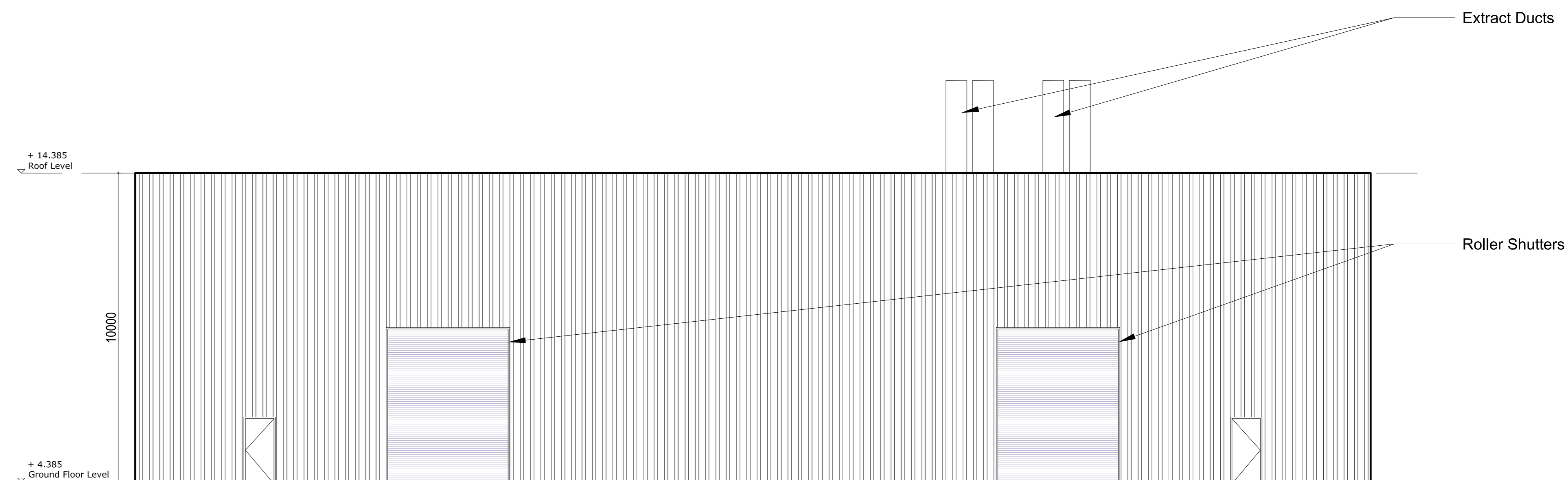
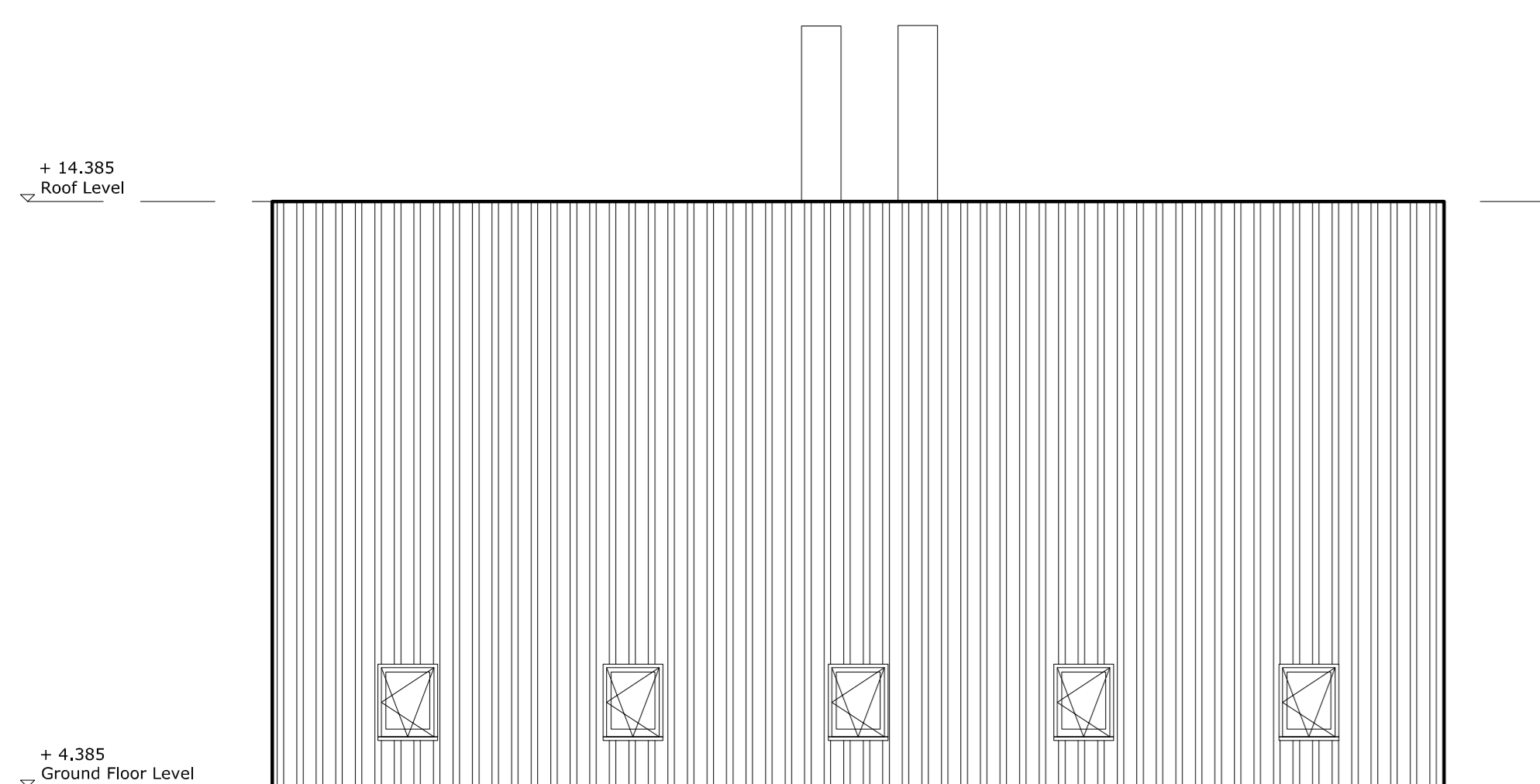
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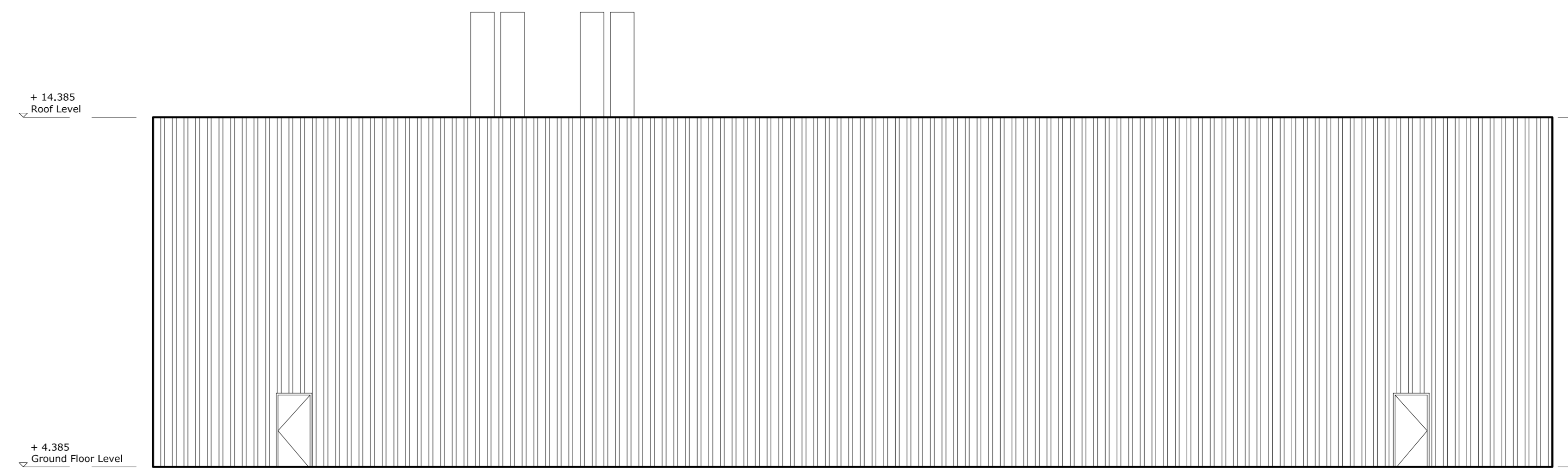
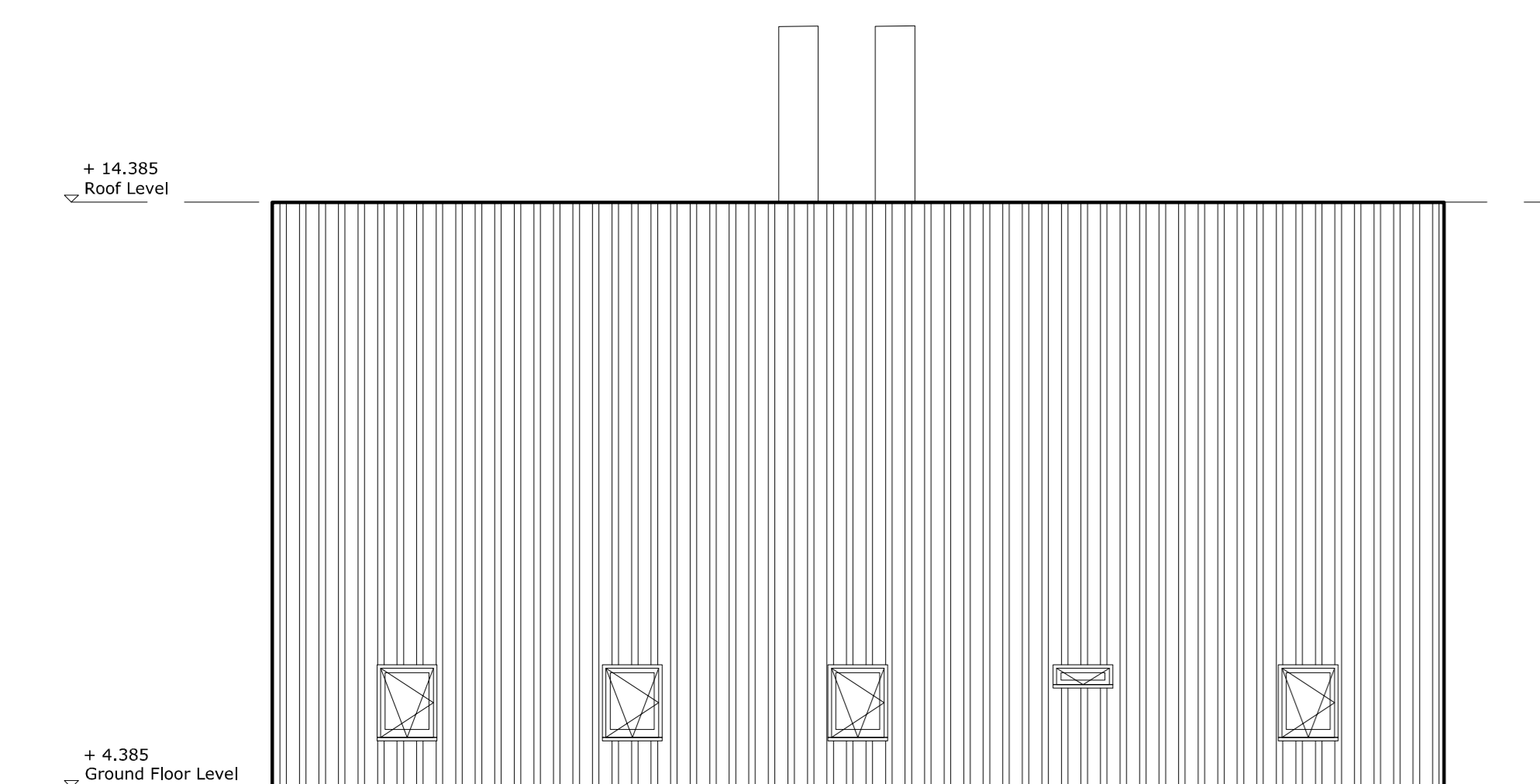
**1 GROUND FLOOR**  
1 : 100

**2 ROOF**  
1 : 100



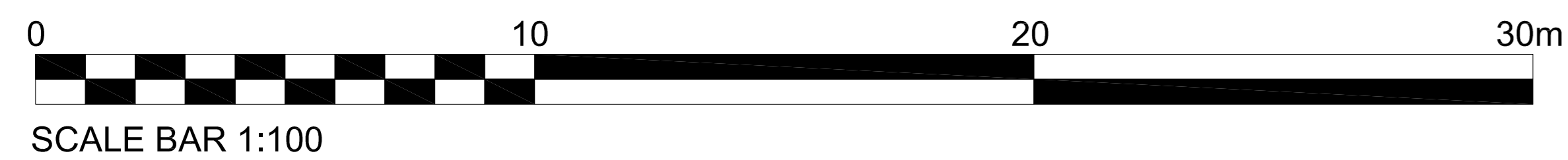
**3 NORTH ELEVATION**  
1 : 100

**4 EAST ELEVATION**  
1 : 100



**5 SOUTH ELEVATION**  
1 : 100

**6 WEST ELEVATION**  
1 : 100



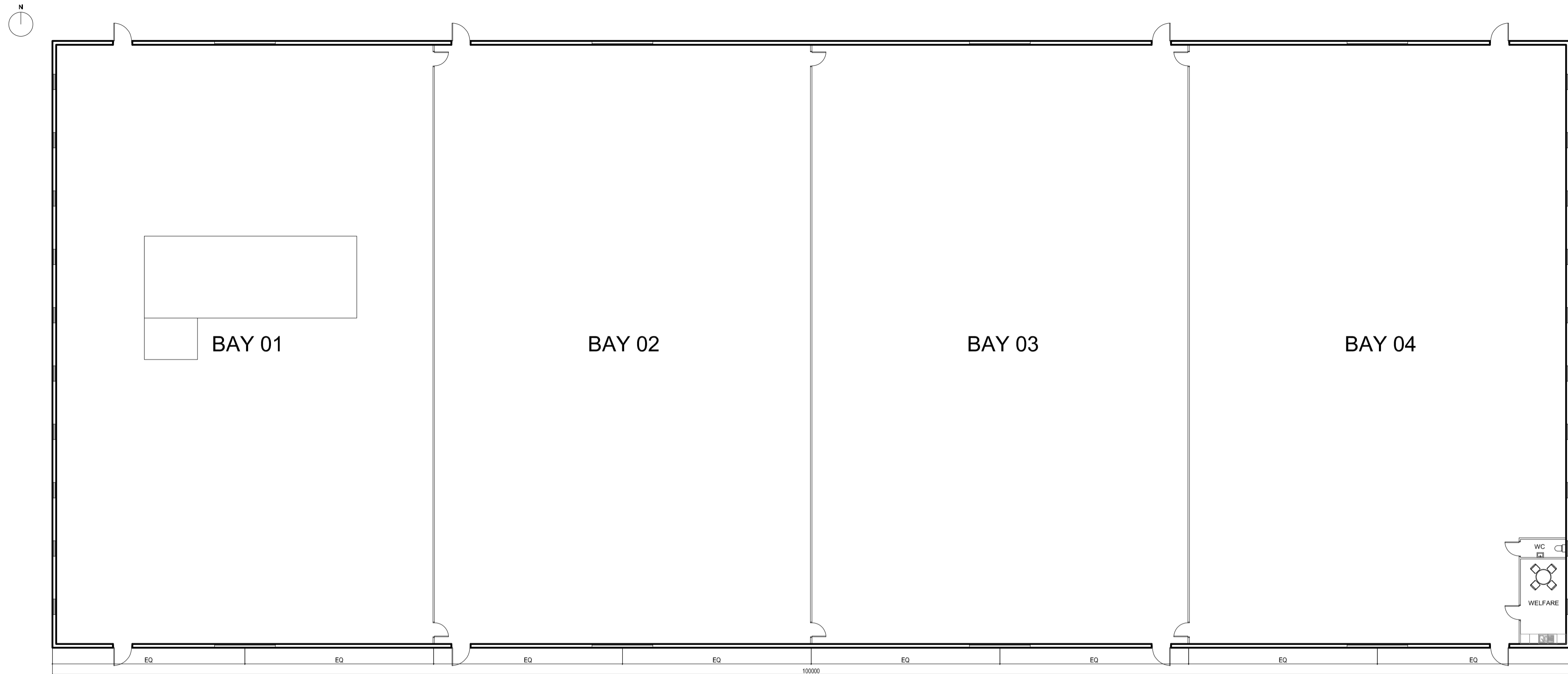
REV	BY	DATE	CHK	DESCRIPTION
P6	WL	30.08.19	-	PAPER SIZE AND SCALE AMENDED
P5	WL	09.07.19	-	WELFARE FACILITIES ADDED
P4	WL	04.06.19	-	SPRAY BAY DUCTS ADDED
P3	WL	31.05.19	-	PLAN & ELEVATION AMENDED
P2	WL	28.05.19	-	ROOF PLAN INCLUSION
P1	WL	22.05.19	-	FIRST ISSUE

REV	BY	DATE	CHK	DESCRIPTION
STATUS				
<b>PLANNING</b>				
CONTRACTOR				
Midgard Ltd				
PROJECT				
LATTERSEY FIELD, WHITTLESEY				
CLIENT				
JRL PLANT AND LOGISTICS				
DRAWING TITLE				
UNIT 3 - PLANS & ELEVATIONS				
DATE CREATED	DATE AMENDED	SCALE		
22.05.19	30.08.19	AS INDICATED @A0		
DRAWN BY	AMENDED BY	CHECKED		
WL	WL	-		
DRAWING NO & REVISION				
MDS_M009A_00_06_P6				

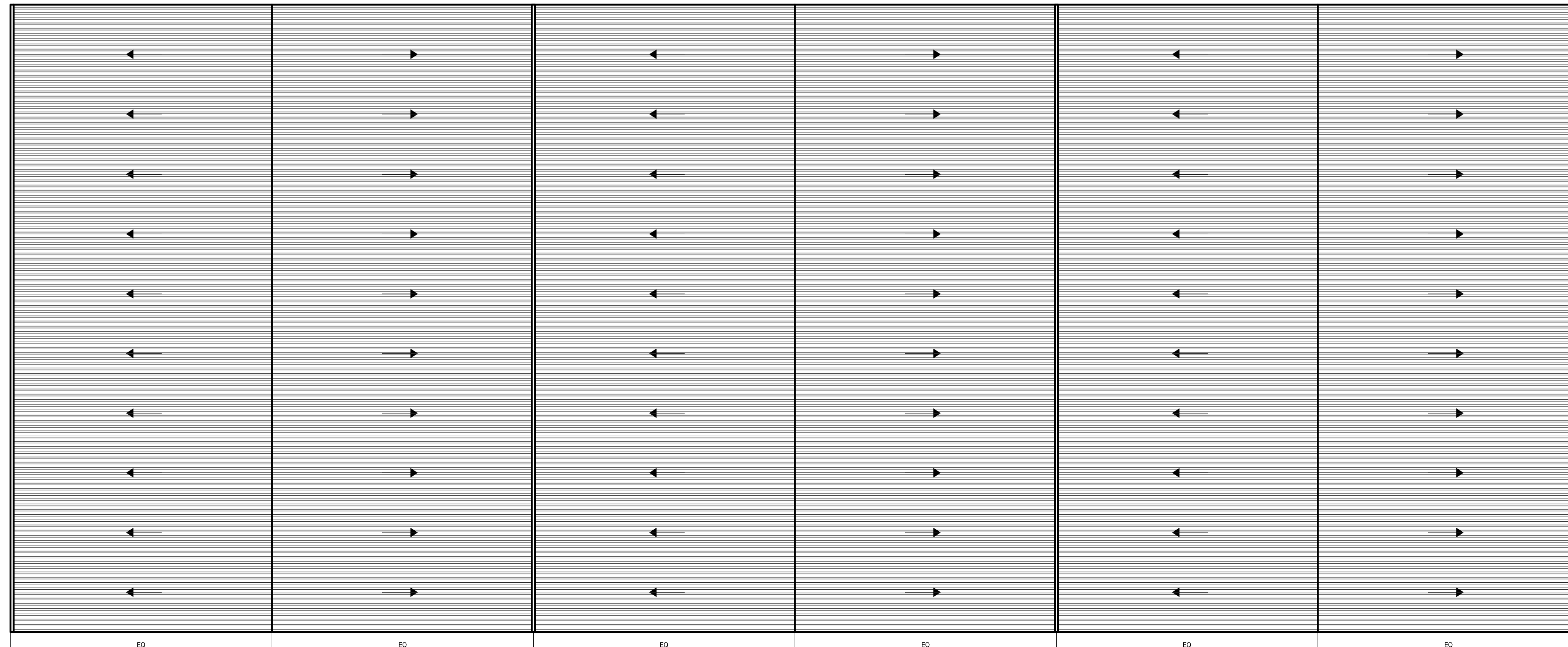


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**1** GROUND FLOOR  
1 : 200



**2** ROOF  
1 : 200

REV	BY	DATE	CHK	DESCRIPTION	STATUS
P4	WL	09.07.19	-	WELFARE FACILITIES & SHOT BLAST UNIT ADDED	
P3	WL	31.05.19	-	GROUND & ROOF AMENDED	
P2	WL	28.05.19	-	ROOF PLAN INCLUSION	
P1	WL	22.05.19	-	FIRST ISSUE	

REV	BY	DATE	CHK	DESCRIPTION	STATUS

**PLANNING**

CONTRACTOR

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PROJECT

LATTERSEY FIELD, WHITTLESEY

CLIENT

JRL PLANT AND LOGISTICS

DRAWING TITLE

UNIT 4 - PLANS

DATE CREATED	DATE AMENDED	SCALE
22.05.19	09.07.19	AS INDICATED @A1
DRAWN BY	AMENDED BY	CHECKED
WL	WL	-

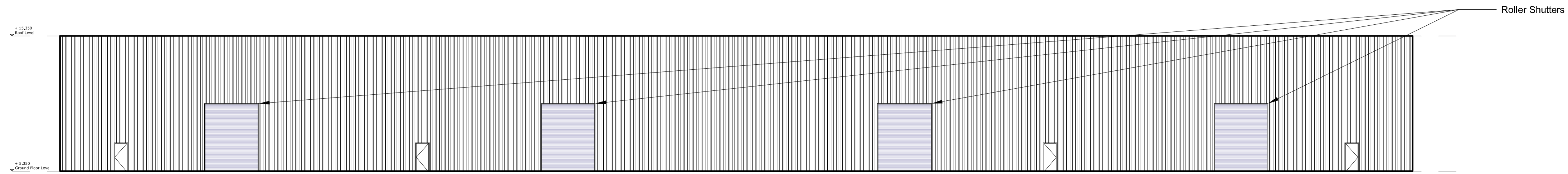
DRAWING NO & REVISION  
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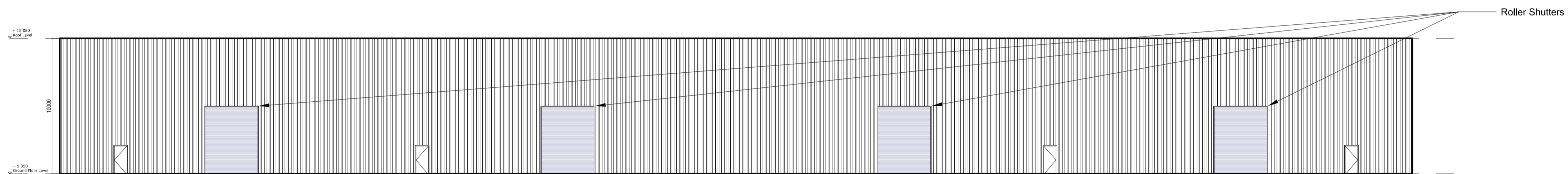
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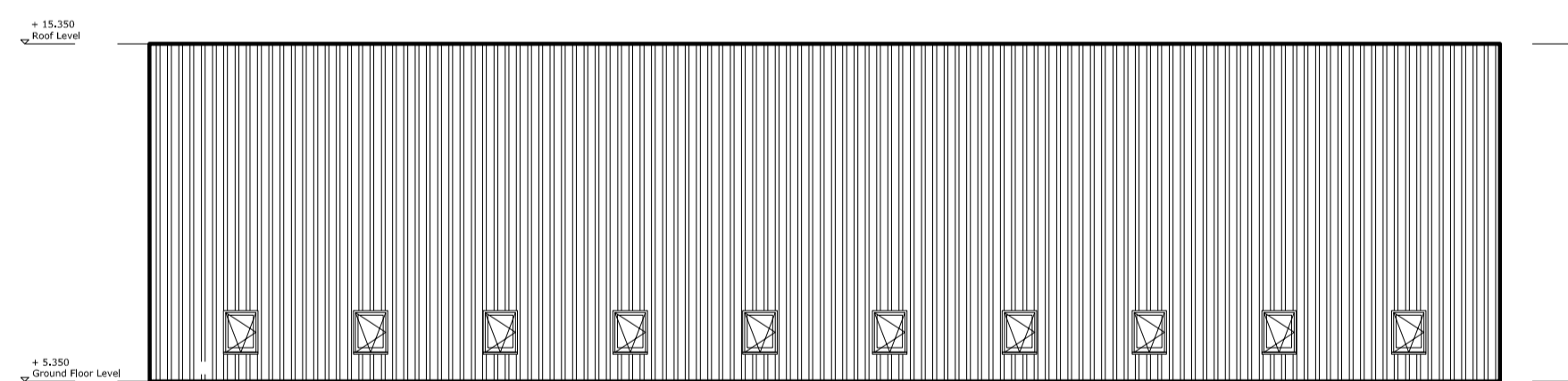
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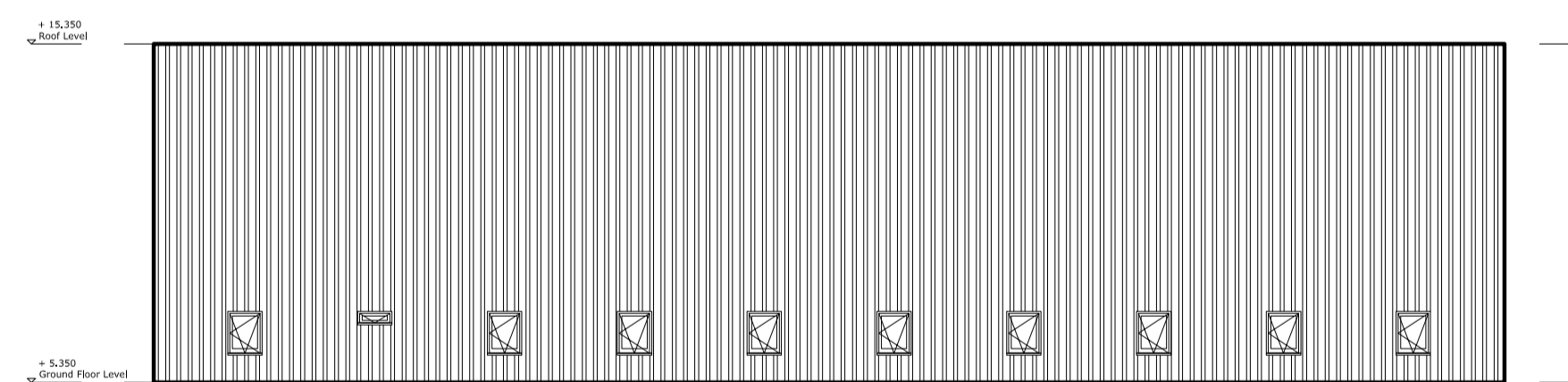
**1 NORTH ELEVATION**  
1 : 200



**2 SOUTH ELEVATION**  
1 : 200



**3 WEST ELEVATION**  
1 : 200



**4 EAST ELEVATION**  
1 : 200

P2	WL	31.05.19	-	ADDITIONAL ROLLER SHUTTER
P1	WL	28.05.19	-	FIRST ISSUE
REV	BY	DATE	CHK	DESCRIPTION
STATUS				

**PLANNING**

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DRAWING TITLE  
UNIT 4 - ELEVATIONS

DATE CREATED	DATE AMENDED	SCALE
28.05.19	31.05.19	AS INDICATED @A1
DRAWN BY	AMENDED BY	CHECKED
WL	WL	-

DRAWING NO & REVISION  
MDS\_M009A\_00\_07\_P2

