
F/YR21/0582/O

**Applicant: Mr S Ping
G & J Ping Ltd**

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

**G And J Ping Limited, 63 Coates Road, Eastrea, Peterborough Cambridgeshire
PE7 2BA**

**Erect up to 18 x dwellings involving the demolition of existing buildings (outline
application with all matters reserved)**

Officer recommendation: Grant

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

1 EXECUTIVE SUMMARY

- 1.1 This outline planning application seeks to redevelop a brownfield site within the settlement of Eastrea.
- 1.2 Whilst Policy LP3 directs that development within Eastrea will normally be limited to 'infill' this must be balanced against the aims of Para, 120 NPPF which clearly identifies substantial weight should be given to the value of using suitable brownfield land within settlements for homes.
- 1.3 There are no technical objections to the delivery of the quantum of development specified within the proposal subject to the safeguarding conditions recommended by the relevant stakeholders.
- 1.4 Accordingly a favourable recommendation is forthcoming in respect of the proposed outline planning application.

2 SITE DESCRIPTION

- 2.1 The site lies in the settlement of Eastrea along the northern side of Coates Road. The site is currently used as a transport depot with an existing access to Coates Road. The site, which is within a Flood Zone 1 location, is surrounded by residential dwellings and agricultural land and is approximately 1.2 hectares.
- 2.2 The location is set back from the highway, and the general locality is characterised by a mixture of employment land and residential dwellings which are primarily arranged in a linear, frontage fashion. The site is enclosed along its northern and western boundary by a high conifer hedge.

- 2.3 The application site is immediately adjacent to the scheduled monument 'Ring ditch and settlement site north of Eastrea' (National Heritage List 1006853), and part of the development site was within the scheduled area until it was amended in 2020.
- 2.4 A 15 metre communications mast with antennas (mean height of 16.35 metre) is situated at approximately the mid-point of the western boundary of the site.

3 PROPOSAL

- 3.1 This application seeks outline planning permission for the residential development of the site for up to 18no. dwellings involving the demolition of existing buildings (outline application with all matters reserved).
- 3.2 The proposed dwellings are shown to be two-storey detached and semi-detached dwellings and the application is accompanied by an indicative site plan. The application is in outline with all matters reserved. As such, this application seeks only to establish the principle of developing the site for residential use for up to 18 dwellings.
- 3.3 The proposed development would be confined to the existing brownfield depot site and would not extend beyond the existing site landscaped buffer to the site perimeter.
- 3.4 Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR17/0354/F	Erect 14 x 2-storey dwellings: 6 x 3-bed, 8 x 4-bed including 6 x detached garages involving the demolition of existing warehouse, and the change of use of land to form additional residential land for 61 and 63 Coates Road	Withdrawn 03.06.2021	03.06.2021
F/YR12/0584/F	Erection of 15 dwellings comprising of 10 x 2-storey 4-bed with garages; 5 x 2-storey 3-bed (affordable housing) dwellings and 2.0 metre high brick walls involving demolition of existing warehouse	Withdrawn 28.08.2012	28.08.2012
F/YR09/0212/F	Use of land for the stationing of a portable office/toilet building (renewal of planning permission F/YR06/0152/F)	Granted 13.05.2009	13.05.2009
F/YR06/0152/F	Continued use of land for the stationing of a portable office/toilet building	Granted	05.04.2006
F/YR03/0215/F	Continued use of land for the stationing of a portable office/toilet building	Granted	22.04.2003

5 CONSULTATIONS

5.1 Whittlesey Town Council

'I recommend refusal. LP3 categorises Eastrea as a small village where development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling. This is not infilling and extends the village boundary.'

LP12 states that for 'Small' villages only infill sites will normally be considered favourably. It also states that it should not extend existing linear features of the settlement or result in ribbon development. LP12 contains other statements that do not support this application'.

5.2 CCC Local Highways Authority

'The site plan 4768/01G has demonstrated that a suitable form of access is achievable. As this is an all matters reserved application then the future reserved matters application can include the access details, closure of existing access (between 63 and 73), layout of the roads / footways and a scheme for parking.'

I trust you will include the standard outline conditions. For the closure of the existing access I have included a condition as follows which would be appropriate:

1. Prior to the first occupation of the development the existing access between 63 and 73 Coates Road shall be permanently closed and the footway reinstated to the same line, level and detail as the adjoining footway in accordance with a scheme to be agreed with the Local Planning Authority.

Reason: To limit the number of access points in the interests of highway safety and convenience.

Informative: re: S278 works

I have no objections to planning permission being granted'.

5.3 Environmental Health Team

"A contaminated land (Phase 1 desktop investigation has been submitted) the findings of which are noted and accepted by the Environmental Health Team. The investigation identified a number of plausible contaminant linkages have the potential to become active as a result of the previous use of the application site, most notably as a haulage depot.

Given the nature of the sites previous use this service accepts the recommendations made in the submitted Phase 1 report that the risks identified will require further assessment in order to determine the most appropriate action for this site. A Phase 2 intrusive investigation will therefore be necessary to assess ground conditions and this should be undertaken before any development takes place. Should sources of contaminants be found during the

Phase 2 investigation a suitable remediation strategy will be required to demonstrate how sources of contamination will be dealt with. Full details of the contamination and proposed remediation will need to be submitted to and approved in writing by the LPA before work commences.

5.4 Cambridgeshire Police: Designing Out Crime Officer

‘There is no information regarding security and crime prevention in the design statement. It is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for residents and visitors. With this in mind our office would be happy to discuss Secured by Design and measures to reduce the risk to vulnerability to crime’.

5.5 CCC Lead Local Flood Authority (LLFA)

Originally objected in the absence of infiltration test results, inappropriate discharge rates, failure to adhere to the drainage hierarchy and absence of details regarding surface water network; following submission of further details comment as follows:

‘We have reviewed the following documents:

- *Sustainable Drainage Strategy, Ellingham Consulting Ltd, Ref: ECL0454-2a, Dated: January 2022*

Based on these, as Lead Local Flood Authority (LLFA) we can 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 over the proposed parking areas, with infiltration through the subbase, subject to further infiltration testing and groundwater monitoring. Surface water from the highway will be held within an attenuation basin before discharge from the site at a maximum rate of 2.8 l/s to the adjacent watercourse. If infiltration for the driveways is not possible, all surface water will be discharged into the watercourse, using the subbase of the permeable paving as attenuation.

We request the following conditions are imposed:

Condition: No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by Ellingham Consulting Ltd (ref: ECL0454-2a) dated January 2022 and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection,*

- conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*
- b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);*
 - c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);*
 - d) Site Investigation and test results to confirm infiltration rates and groundwater level;*
 - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;*
 - f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;*
 - g) Full details of the maintenance/adoption of the surface water drainage system;*
 - h) Permissions to connect to a receiving watercourse or sewer;*
 - i) Measures taken to prevent pollution of the receiving groundwater and/or surface water*

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Condition: No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Informatives suggested re: Infiltration, IDB consent and Pollution Control.

5.6 **Anglian Water Service**

‘Anglian Water would not object to this application subject to the following text be included within your Notice should permission be granted: ‘Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the 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. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence’.

Additional informatives are also recommended.

5.7 Historic England

‘We do not have a particular objection to the principle of development, and support the applicant's inclusion of a buffer towards the monument through the 10m allocation for gardens in response to pre-application advice. We advise that this should be brought forward into reserved matters or detailed applications.

We suggest that you seek the views of your specialist conservation and archaeological advisers as relevant particularly with regard to the scope and timing of further archaeological evaluation (particularly in areas not previously assessed) and also the Written Scheme of Investigation for investigation and record of the site’.

5.8 CCC Archaeological Team

[Historic England comments] ‘accords with our advice given on 12th July 2021 regarding the need to include a soft, partly vegetated buffer between the houses and scheduled boundary. Our objections would be lifted if this were to become the final development plan.

An archaeological excavation is required in advance of development and a report of results secured to preserve the archaeological remains by record in line with NPPF paragraph 205. We recommend the use of the following condition:

Archaeology Condition

Reason: No development shall commence until the applicant has implemented a programme of archaeological work that has been undertaken in accordance with a Written Scheme of Investigation (WSI) approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) The statement of archaeological significance and research objectives;*
- b) The programme, methodology and timetable of fieldwork and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) Implementation of fieldwork;*
- d) A post-excavation assessment report (to be submitted within six months of the completion of fieldwork);*
- e) An analytical archive report to be completed within two years of the completion of fieldwork and submission of a draft publication report (as necessary);*
- f) Preparation of the physical and digital archaeological archives ready for deposition at accredited stores approved by the Local Planning Authority*

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated

with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021)'.

5.8 Housing Strategy – FDC

'I understand that a viability assessment has been submitted as part of this planning application and has demonstrated that it is not viable to provide affordable housing as part of this scheme in this instance and therefore I have no further comments to make'.

5.9 Senior Planning Obligations Officer:

'I have reviewed the viability appraisal that has been submitted for the Former Transport Depot, Coates Road, Eastrea, planning reference F/YR21/0582/O for the development of 18 dwellings on a brownfield site.

The Local Plan and CIL Viability Assessment Report (LPVA): Key issues raised Apr-May 2020 states that due to other documents that are being prepared to inform the draft local plan, the on-going economic uncertainties along with the requirement to undertake more detailed assessments of viability for strategic sites identified in the draft Local Plan it would not be appropriate to update the LPVA. Should applicants disagree with the LPVA they should submit their own site-specific viability assessment.

The applicant has provided several appraisals along with sensitivity testing as part of their viability submission with various levels of S106 provision that I have reviewed and bench-marked against the assumptions contained in the LPVA, including inputs for profit, interest rates, external works & infrastructure costs, design & professional fees, and Gross Development Value. The appraisals are based on the residual method of valuation with the output of Residual Land Value (RLV). The RLV is compared to a Benchmark Land Value (BLV) which is assessed by adopting the Existing Use Value (EUV) of the site plus a premium that provides a reasonable incentive for the landowner to bring the land forward for development.

The LPVA has identified a 'Higher Value' and 'Lower Value' areas. It concludes that across both 'Higher Value' and 'Lower Value' areas brownfield sites generate Residual Values that are not only below the EUV but are also negative. This indicates that brownfield development is likely to be unviable, even without the provision of any Affordable Housing. This development is located within the 'Lower Value' area. Having reviewed this viability appraisal I have concluded that the proposal is unable to deliver any Affordable Housing or S106 contributions'.

5.10 NHS England (East)

No comments received

5.11 Head of Environmental Services

Noted all matters reserved application, from a refuse collection perspective:

- *Unclear if the roadway is to be adopted,*
- *To allow access the private road would need to be constructed suitably for a 26 tonne refuse vehicle and indemnity would be required from*

landowners or future management company against any potential damage to the road surface etc. which may be caused during vehicle operations.

- *A swept path plan would be required to demonstrate that an 11.5m refuse vehicle could access the site turn and leave the site in a forward direction.*
- *Shared bin collection points would be required for properties served by private access driveways.*
- *Refuse and recycling bins will be required to be provided as an integral part of the development.*
- *Please refer to the useful supplementary planning guidance for Cambridgeshire and Peterborough available in the RECAP Waste Management Design Guide [..]*

5.12 Cambridgeshire Fire and Rescue

'[..] should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition'.

5.13 Local Residents/Interested Parties

No comments received

6 STATUTORY DUTY

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

6.2 A Scheduled Monument (SM) is a designated heritage asset which, by definition, is of national importance. Even though the Ancient Monuments and Archaeological Areas Act 1979 does not impose a statutory duty equivalent to sections 66(1) or 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the national importance of scheduled monuments is a relevant consideration. Where consideration of impacts of developments on a SM are concerned therefore, the approach under NPPF Chapter 16 is applicable.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para 12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para 29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote

less development than set out in the strategic policies for the area, or undermine those strategic policies

Para 30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Para 47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Para 55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition

Para 58. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. 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. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

Chapter 5. Delivering a sufficient supply of homes

Para 111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land

Para 120 (c) Planning policies and decisions should (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

Chapter 12. Achieving well-designed places

Chapter 14. Meeting the challenge of climate change, flooding and coastal change

Chapter 15. Conserving and enhancing the natural environment

Chapter 16. Conserving and enhancing the historic environment

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

7.3 **National Design Guide 2019**

Context: C1 Understand and relate well to the site, its local and wider context;
C2 Value heritage, local history and culture

Identity: I1 Respond to existing local character and identity; I2 Well-designed, high quality and attractive; I3 Create character and identity
Built Form: B1 Compact form of development; B2 Appropriate building types and forms
Movement: M2 A clear structure and hierarchy of connected streets; M3 Well-considered parking, servicing and utilities infrastructure for all users
Nature: N1 Provide high quality, green open spaces with a variety of landscapes and activities, including play; N3 Support rich and varied biodiversity
Public Spaces: P2 Provide well-designed spaces that are safe
Uses: U2 A mix of home tenures, types and sizes; U3 Socially inclusive
Homes and Buildings: H1 Healthy, comfortable and safe internal and external environment; H3 Attention to detail: storage, waste, servicing and utilities
Lifespan: L3 A sense of ownership

7.4 **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
LP4 – Housing
LP5 – Meeting Housing Need
LP6 – Employment, Tourism, Community Facilities and Retail
LP12 – Rural Areas Development Policy
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
LP17 – Community Safety
LP16 – Delivering and Protecting High Quality Environments across the District
LP18 – The Historic Environment

7.5 **Whittlesey Draft Neighbourhood Plan 2021-2040 (Draft Plan out to consultation)**

Policy 1 - Spatial Strategy

- e. The villages of Coates and Eastrea are markedly smaller in scale and offer fewer facilities than Whittlesey, but are likely to provide some limited opportunities for new development
- f. Development proposals adjoining the built area of Whittlesey, Coates and Eastrea should demonstrate that the development will:
 - i. Reduce the causes and impacts of flooding, in accordance with Policy 10 - Flood Risk and national and strategic policies for flooding;
 - ii. Be designed to minimise visual impacts upon the landscape; and
 - iii. Be supported by necessary infrastructure and facilities.

Policy 2 - Local Housing Need

Policy 4 - Open Space

Policy 7 - Design Quality

Policy 8 - Historic Environment

Policy 10 - Flood risk

Policy 11 - Coalescence of villages

Policy 12 - Delivering Sustainable Transport

Limited weight can be given to the Plan at this stage.

8 KEY ISSUES

- **Principle of Development**
- **Access and Highways**
- **Drainage and Flood Risk**
- **Heritage impacts**
- **Biodiversity**
- **Residential Amenity**
- **Infrastructure contributions vs. viability**

9 BACKGROUND

- 9.1 An earlier application for full planning permission was withdrawn in June 2021 and supplemented with this current proposal which increases the site area and the quantum of development.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 of the Fenland Local Plan outlines that the village of Eastrea is a small village where development will be considered on its merits but will normally be of a very limited nature and normally limited in scale to residential infilling. However, noting that the site is a brownfield site due regard must be given to NPPF Chapter 11, paragraph 120(c).
- 10.2 The status of the land as a brownfield site would have substantial weight in determining whether the 'usual' settlement criteria considerations would apply. In that the site is clearly a 'non-confirming use' having regard to the urban morphology of this part of Eastrea with housing on both sides and opposite the access, including the village hall.
- 10.3 Due regard must also be given to the loss of the B8 use in accordance with Policy LP6, however given the sites incompatibility with the surrounding land uses and noting that the site could not be considered as 'high quality land' it is not considered the marketing exercise required under LP6 would apply in this instance.
- 10.4 Matters of visual and residential amenity, highway safety, flood risk and land contamination are considered in detail below. In addition, it is necessary to consider any heritage impacts arising noting the presence of the Scheduled Ancient Monument immediately to the east, north and west of the site.

Design and Visual amenity

- 10.5 The indicative layout submitted as part of the application illustrates that the quantum of development specified could be accommodated within the site with above-policy compliant levels of private amenity space. The southernmost dwelling would conform to the linear, site frontage character of the area.

- 10.6 There is nothing to suggest that the site could not deliver a scheme which accords with Policy LP12 part A (d) and LP16 of the FLP (2014) at reserved matters stage.

Heritage impacts

- 10.7 Scheduled Monument (SM) 'Ring ditch and settlement site north of Eastrea' (National Heritage List 1006853) abuts the rear section of the site and both Historic England and CCC Archaeology have agreed that a 10m buffer of private garden should be retained to maintain the setting of the SM; this aligns with earlier pre-application advice.
- 10.8 To ensure the integrity of such a buffer it is recommended that Permitted Development rights to extend or build or site structures be removed from gardens abutting the SM. Although it is recognised that at outline stage it would be most appropriate to steer the layout through an informative to direct the future reserved matters detail as opposed to a safeguarding condition to control development.
- 10.9 Subject to this recommendation being incorporated as part of the site layout, and the timely imposition of an appropriate safeguarding condition the aims of the NPPF and Policy LP18 of the Fenland Local Plan (2014) are satisfied.

Access and Highways

- 10.10 Whilst the access detailed on the submitted site layout drawing is indicative the Local Highway Officer has raised no concerns regarding highway safety. It is acknowledged that the eastern access will have to be closed and this can be achieved via condition.
- 10.11 There is nothing to suggest that the development would have an unacceptable impact on the highway network and accordingly the scheme has the potential to align with Policy LP15 of the Fenland Local Plan (2014) subject to detailed design.

Drainage and Flood Risk

- 10.12 The site is located within a Flood Zone 1 area and as such it is a sequentially preferable site on which to deliver development.
- 10.13 Several iterations of drainage strategy submitted and LLFA now agree in principle subject to details at reserved matters stages; conditions are recommended to ensure that the on-site drainage matters are appropriately conditioned and there are no issues to reconcile with regard to Policy LP14 of the FLP (2014).

Biodiversity

- 10.14 The site is heavily developed and considered to be of low biodiversity value. Given the proposed change of use and redevelopment, including removal of contaminants and likely introduction of soft landscaping, it is considered that the development would result in no net loss of biodiversity and indeed may create

opportunities to enhance biodiversity and connect better to the wider countryside which the site abuts.

Residential Amenity

- 10.15 Indicative drawing suggests adequate private amenity areas with good distance separation. Likewise, relationships with existing residents appears adequate and unlikely to result in significant amenity harm e.g., through overbearing, overshadowing, overlooking but these details would be considered at future reserved matters.
- 10.15 The existing phone mast on the western boundary has an exclusion zone around it and evidence has been submitted to demonstrate that the applicant has engaged with the mast provider; again, details will form part of the reserved matters layout.
- 10.16 The residential amenity impacts of the proposal will ultimately be considered as part of the reserved matters submission for the site however based on the site characteristics and its relationship with neighbouring properties there is nothing to suggest that a policy compliant scheme could not be achieved.

Infrastructure contributions vs. viability

- 10.17 A Viability Assessment accompanies this application and the details contained therein have been accepted by the Senior Planning Obligations Officer who confirms that the site is not viable for contributions towards affordable housing or social infrastructure. This is mainly due to the costs associated with remediating the site versus the quantum of houses achievable.

11 CONCLUSIONS

- 11.1 The development of this site will see the removal of a non-conforming use within a residential area and will maximise the effective use of a brownfield site. Accordingly, whilst it is not an 'infill' scheme as promoted in Policy LP3 of the FLP there would be no policy justification to resist the application given the weight afforded to the sites redevelopment under the NPPF.
- 11.2 The illustrative layout as submitted demonstrates that the quantum of development expressed within the application could be accommodated on the site without detriment to the character of the area or existing residential amenity; furthermore, subject to detailed design there is nothing to suggest that future occupants will not benefit from high levels of residential amenity going forward.
- 11.3 Matters of drainage, highways, biodiversity and heritage have been duly considered in accordance with the relevant national and local planning policy framework and there are no matters which would render the re-development of this site unacceptable; subject to appropriate safeguarding conditions imposed to direct the development of the scheme going forward.

12 RECOMMENDATION

Grant

Conditions

1	<p>Approval of the details of:</p> <ul style="list-style-type: none">(i) the layout of the site(ii) the scale of the building(s);(iii) the external appearance of the building(s);(iv) the means of access thereto;(v) the landscaping <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason: To enable the Local Planning to control the details of the development hereby permitted and to ensure the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>The residential elements of the development shall not exceed 18 dwellings (Use Class C3).</p> <p>Reason - For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>Prior to the first occupation of any part of the development hereby approved the existing access between 63 and 73 Coates Road shall be permanently closed and the footway reinstated to the same line, level and detail as the adjoining footway in accordance with a scheme to be agreed with the Local Planning Authority.</p> <p>Reason: To limit the number of access points in the interests of highway safety and convenience in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>

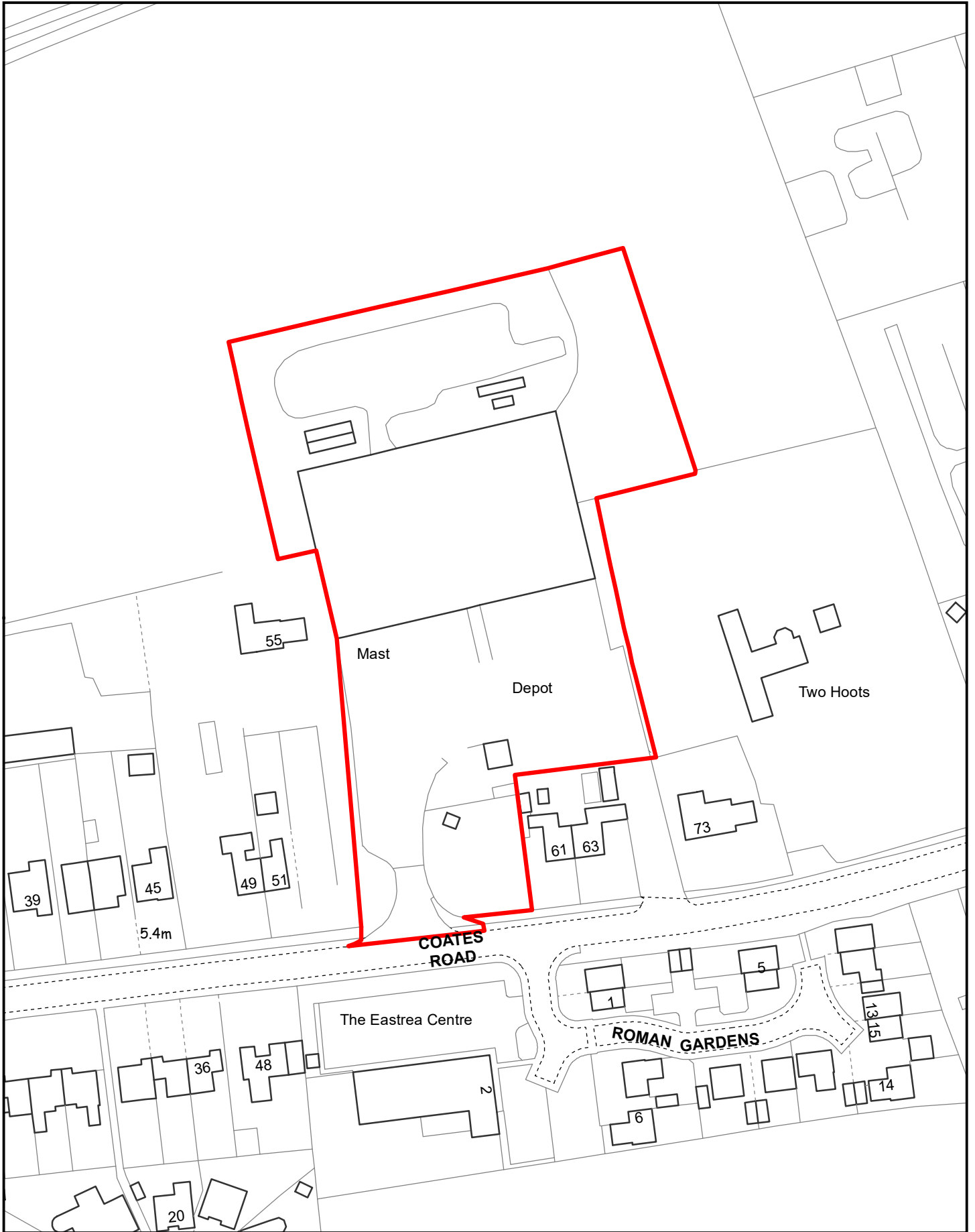
6	<p>Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <p>1.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 groundwater contamination, and its implications. The site investigation shall not be commenced until:</p> <p>(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.</p> <p>(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and</p> <p>(iii) 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>2. 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>3. 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>IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study.</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>
7	<p>Within 6-months of the commencement of development hereby approved, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason: In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>

8	<p>Within any reserved matters application for any part of the development site hereby approved the details required by condition 1 shall include a detailed surface water drainage scheme for the site. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of any part of the development hereby approved.</p> <p>The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by Ellingham Consulting Ltd (ref: ECL0454-2a) dated January 2022 and shall also include:</p> <ul style="list-style-type: none"> a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); d) Site Investigation and test results to confirm infiltration rates and groundwater level; e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; g) Full details of the maintenance/adoption of the surface water drainage system; h) Permissions to connect to a receiving watercourse or sewer; i) Measures taken to prevent pollution of the receiving groundwater and/or surface water <p>Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.</p>
9	<p>Within any reserved matters application for any part of the development site hereby approved the details required by condition 1 shall include details of measures indicating how additional surface water run-off from the site will be avoided during the construction works. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The</p>

	<p>approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.</p>
10	<p>No development shall commence until the applicant has implemented a programme of archaeological work that has been undertaken in accordance with a Written Scheme of Investigation (WSI) approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ol style="list-style-type: none"> a) The statement of archaeological significance and research objectives; b) The programme, methodology and timetable of fieldwork and the nomination of a competent person(s) or organisation to undertake the agreed works; c) Implementation of fieldwork; d) A post-excavation assessment report (to be submitted within six months of the completion of fieldwork); e) An analytical archive report to be completed within two years of the completion of fieldwork and submission of a draft publication report (as necessary); f) Preparation of the physical and digital archaeological archives ready for deposition at accredited stores approved by the Local Planning Authority <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021)'.</p>
11	<p>Prior to the first occupation of any part 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>
12	<p>The details submitted in accordance with Condition 01 of this permission shall include:</p>

	<p>(a) a plan showing (i) the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge.</p> <p>(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;</p> <p>(c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;</p> <p>(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site.</p> <p>(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;</p> <p>(f) the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.</p> <p>In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in paragraph (a) above.</p> <p>Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
13	<p>Prior to the occupation of the first dwelling hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>

14	<p>Prior to the first occupation of any dwelling hereby approved a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
15	Approved plans



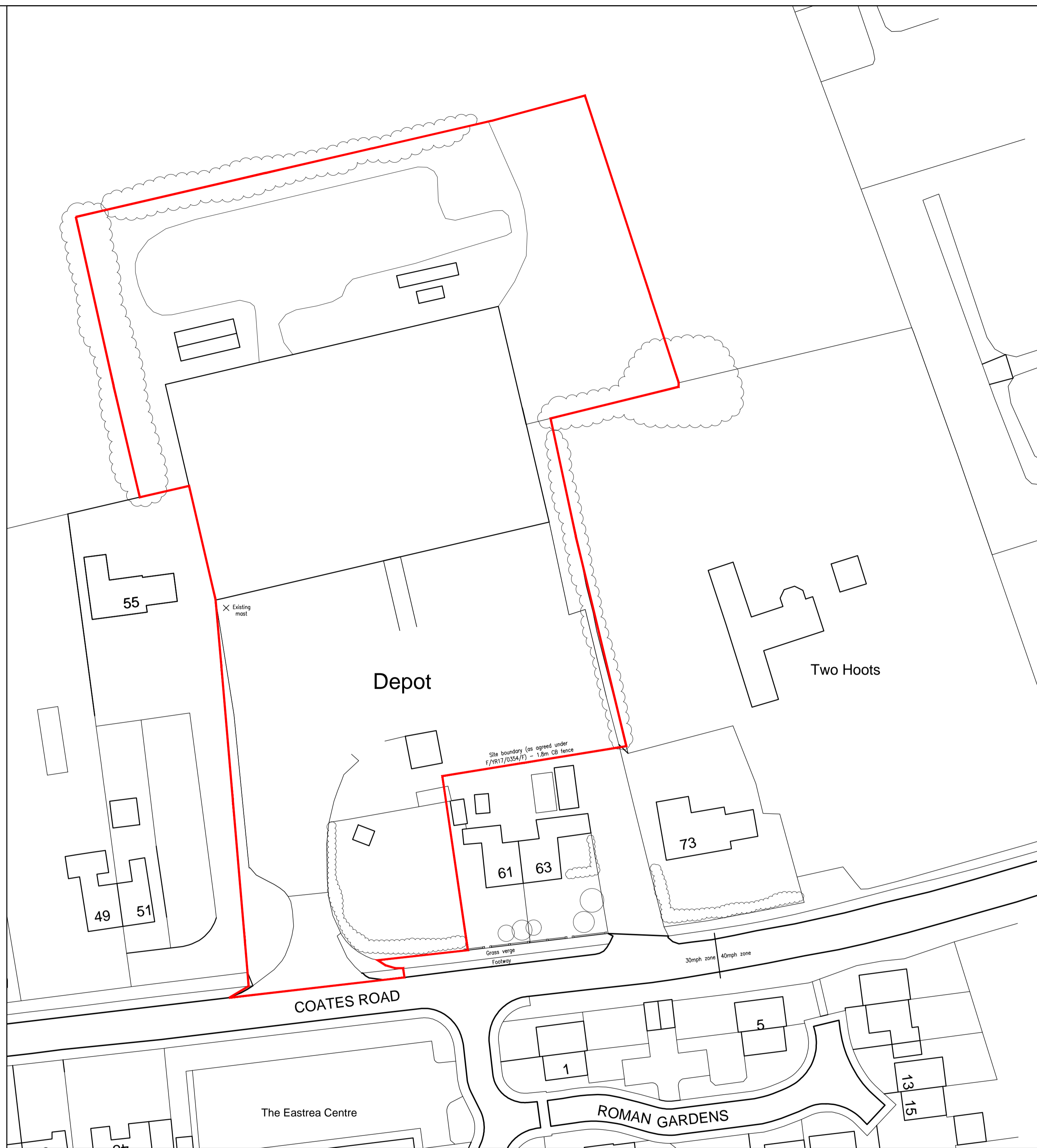
Created on: 04/06/2021

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F/YR21/0582/O

Scale = 1:1,250





Existing Site Plan 1:500



Proposed Site Plan 1:500 (Indicative)

House Schedule for site plan (Indicative):-

Plot	Type	Garage	Int. floor area
1	2-storey 4-bed detached	No	150sqm.
2	2-storey 4-bed detached	Yes	150sqm.
3	2-storey 4-bed detached	Yes	150sqm.
4	2-storey 4-bed detached	Yes	150sqm.
5	2-storey 4-bed detached	Yes	150sqm.
6	2-storey 4-bed detached	Yes	150sqm.
7	2-storey 4-bed detached	Yes	150sqm.
8	2-storey 4-bed detached	Yes	150sqm.
9	2-storey 3-bed semi	No	85sqm.
10	2-storey 3-bed semi	No	85sqm.
11	2-storey 3-bed semi	No	85sqm.
12	2-storey 3-bed semi	No	85sqm.
13	2-storey 3-bed detached	No	100sqm.
14	2-storey 3-bed detached	No	100sqm.
15	2-storey 3-bed semi	No	85sqm.
16	2-storey 3-bed semi	No	85sqm.
17	2-storey 3-bed detached	No	100sqm.
18	2-storey 3-bed detached	No	100sqm.

Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED 18No. DWELLINGS

SITE
PING TRANSPORT DEPOT
COATES ROAD
EASTREA
WHITTLESEY
PE7 2BB

DRAWING
PLANNING DRAWING 1
CLIENT
Mr Ping
DATE JAN 2021 SCALE As Shown JOB No. 4768/01F

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Fenland District Council
Building Design Awards
Building Excellence in Fenland
Category Winner 08.09.10
Overall Winner 2010