F/YR21/1504/FDC

Applicant: Mr Shaun Beales Fenland District Council Agent: Mr Jamie Burton Swann Edwards Architecture Limited

South Fens Enterprise Park, Fenton Way, Chatteris, Cambridgeshire

Erect 2 x blocks of industrial units (6 x units total) (Class E (g) - workshops and offices) with associated parking, and enlargement of existing attenuation basin.

Officer recommendation: Resolve to Grant Permission Subject to Conditions.

Reason for Committee: Fenland District Council is the applicant.

1 EXECUTIVE SUMMARY

- 1.1 The application is for the erection of 2 x blocks of industrial units (6 x units total) (Class E (g) workshops and offices) with associated parking, and enlargement of existing attenuation basin. The site is an existing business development forming part of an industrial estate located at the northern edge of Chatteris.
- 1.2 Other than Cambridgeshire County Council Minerals and Waste Planning Authority (CCCMWPA), all other consultees have supported the proposed development, albeit with conditions, advice or informatives. The concerns of the CCCMWPA are noted but the LPA also recognises that proposed development would not go beyond the boundaries of the existing site and so not prejudice the existing or future use of the Chatteris-Nightlayer Fen Water Recycling Area (WRA) and no complaints have ever been registered in relation to impacts on amenities or health. The development would comply with criteria (c) and (d) of MWLP Policy 16: Consultation Areas (CAS).
- 1.3 The proposal, owing to scale, design, and finishes, would be in keeping with the appearance of the buildings on the site and the existing industrial character of the wider industrial estate.
- 1.4 The recommendation is therefore to grant planning permission subject to conditions.

2 SITE DESCRIPTION

- 2.1 The proposal site is a Fenland District Council property located on the junction of Fenton Way and A412. The site consists of business units forming an open, grassed part of the wider South Fens Enterprise Park located to the north of Chatteris.
- 2.2 The application site is within Flood Zone 3 as defined by the Environment Agency Maps. In addition, owing to its proximity to a sewage treatment plant, the site is within the Wastewater Treatment Works Safeguarding Area.

3 PROPOSAL

- 3.1 The application proposes the erection of two blocks of industrial units consisting of workshops and offices, one running north-south alongside the eastern boundary of the site, the other running east-west adjacent to the southern boundary. Access would be via a continuation of the existing service road to the site and a new yard and car parking area would be created in front of the units. In addition the existing attenuation basin serving the site would be enlarged to accommodate the flows from the new development.
- 3.2 Full plans and associated documents for this application can be found at: <u>F/YR21/1504/FDC | Erect 2 x blocks of industrial units (6 x units total) (Class E (g)</u> <u>- workshops and offices) with associated parking, and enlargement of existing</u> <u>attenuation basin | South Fens Enterprise Park Fenton Way Chatteris</u> <u>Cambridgeshire (fenland.gov.uk)</u>

4 SITE PLANNING HISTORY

F/YR11/0619/FDC Erection of 4no industrial units (Class B1), Granted

F/YR11/3041/COND, Details reserved by Condition 5 of Planning Permission F/YR11/0036/FDC (Erection of 4 industrial units (Class B1)), Approved

F/YR11/3020/COND, Details reserved by conditions 4 and 7 of planning permission F/YR11/0036/FDC (Erection of 4 industrial units (Class B1), Approved

F/YR11/0182/NONMAT, Non-material amendment: Change car parking area from block paved finish to permeable construction topped with road planings relating to planning permission F/YR11/0036/FDC (Erection of 4 industrial units (Class B1), Approved

F/YR11/0183/FDC, Removal of Conditions 8 and 9 relating to contamination and drainage reference planning permission F/YR11/0036/FDC (Erection of 4 industrial units (Class B1), Granted

F/YR11/0036/FDC, Erection of 4 industrial units (Class B1), Granted

5 CONSULTATIONS

5.1 Chatteris Town Council:

Support, welcome additional industrial units.

5.2 Cambridgeshire County Council Highways:

<u>Traffic</u>

The transport statement in the analysis of traffic has stated a B2 use. The application form refers to B1 (use class no longer in use) and the description of the application is E(g). The TRICS outputs may understate the traffic as there are more intensive generators of traffic from other sub-categories within E(g). However, given the size of the development the impact on the highway is not going to be significant or detrimental to it.

<u>Layout</u>

The layout is generally acceptable but make the following comments:

• The tracking in the northeast corner is very close to the cycle shelter and the parking space on the opposite side. Is it likely that the HGV will turn in that area or are they more likely to loop through the site into the wider area that fronts unit 5 and 6? • The cycle shelter appears small with the stands within in them about 0.6-0.7m apart. This would be cramped, and Sheffield style stands are normally spaced 1m apart.

• Has waste bin locations been considered? I would recommend these are shown to avoid potential conflicts or storage upon parking spaces.

<u>Parking</u>

The number of parking spaces provided is slightly higher than the FDC parking requirement as set out in the parking standards but is reasonable.

Parking spaces are 2.4m x 4.8m. This is acceptable although if space allows on the site, I recommend slightly wider dimensions of 2.5m x 5m.

Conclusion

I would recommend that the comments above are addressed as this would provide an improved form of development but as submitted, I have no objections to the application and the standard parking and turning condition would be appropriate to attach to planning permission.

5.3 Environment Agency:

We have no objection to the proposed development but wish to make the following comments.

Review of the Flood Risk Assessment

We have reviewed the Flood Risk Assessment (FRA) with regard to tidal and designated main river flood risk sources only. We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). As such, we have no objection to the proposed development on flood risk grounds. However, the IDB should be consulted with regards to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Sequential test - advice to LPA

What is the sequential test and does it apply to this application? In accordance with the National Planning Policy Framework (paragraph 162), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

The only developments exempt from the sequential test in flood risk areas are:
Householder developments such as residential extensions, conservatories or loft conversions

- Small non-residential extensions with a footprint of less than 250sqm
- Changes of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site)

• Applications for development on sites allocated in the development plan through the sequential test, which are consistent with the use for which the site was allocated.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

Who undertakes the sequential test?

It is for you, as the local planning authority, to decide whether the sequential test has been satisfied, but the applicant should demonstrate to you, with evidence, what area of search has been used. Further guidance on the area of search can be found in the planning practice guidance here.

What is our role in the sequential test?

We can advise on the relative flood risk between the proposed site and any alternative sites identified - although your strategic flood risk assessment should allow you to do this yourself in most cases. We won't advise on whether alternative sites are reasonably available or whether they would be suitable for the proposed development. We also won't advise on whether there are sustainable development objectives that mean steering the development to any alternative sites would be inappropriate. Further guidance on how to apply the sequential test to site specific applications can be found in the planning practice guidance here.

<u>Surface Water Drainage and Infiltration Sustainable Drainage Systems (SuDS) –</u> <u>advice to the applicant</u>

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

5.4 **Cambridgehsire Councty Council Lead Local Flood Authority**:

We have reviewed the following documents:

• Surface & Foul Water Drainage Strategy, Shields Wilson Structural and Civil Engineering, Ref: SW 21-179-REP-01A, Dated: March 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, an attenuation basin and attenuation tank, restricting surface water discharge to 7 l/s. Discharge into an existing Anglian Water sewer is the same as the existing rates, although the location of the flow control is to be changed.

The LLFA supports the use of permeable paving as in addition to controlling the rate of surface water leaving the site, it also provides water quality treatment and interception source control. The attenuation basin within the site will also be multi-beneficial to the surface water within the site as it is able to provide storage for water in order that the discharge rate from the site can be restricted, as well as providing surface water treatment.

Hydraulic calculations demonstrate that flooding is predicted in the 3.3% Annual Exceedance Probability (AEP) rainfall event, and surcharging is predicted in the 50% AEP event, at the northern inflow to the basin, within the existing drainage system. Within the calculations it is discusses that this occurs due to flow capacity issues within the existing drainage system, the new development does not appear to impact the levels of surcharging, or the volume of flooding that is modelled to occur.

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

5.5 **Peterborugh City Council Wildlife Officer:**

The application scheme is acceptable but only if conditions are imposed.

5.6 **Cambridgeshire Police Designing Out Crime Officer:**

I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems covering Fenton Way and immediate streets for the last 12 months. I would consider this to be an area of low risk to the vulnerability to crime at present.

I have no further comments in relation to community safety and vulnerability to crime at this stage.

5.7 Cadent Gas:

We have received a notification regarding a planning application that has been submitted which is in close proximity to our medium and low-pressure assets. We have no objection to this proposal from a planning perspective. Advice is given on how to proceed with the works.

5.8 Environmental Health:

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air or be affected by ground contamination.

However, given the scale of the proposal, the issues that will be of primary concern to this service during the construction phase would be the potential for noise and dust to adversely impact on the amenity of the nearest existing businesses. Therefore, this service would welcome the submission of a Construction Management Plan (CMP). The CMP should consider the following:

• Site preparation (use of equipment and machinery including mobile plant/potential smoke pollution/general noise control)

• Construction phase (noise control of vehicular activity, machinery and equipment/siting of skips and waste disposal arrangements/dust suppression)

Complaint response and investigation procedures

5.9 **Cambridgeshire County Council Planning, Minerals and Waste**:

The applicant has not provided a planning statement but refers to some Fenland Local Plan policies in section 2.1 of the Design and Access Statement and Travel Plan (Swann Edwards June 2020). However, it fails to recognise that the Cambridgeshire and Peterborough Minerals and Waste Local Plan (adopted July 2021) (the MWLP) is part of the development plan.

The proposed development site is within the consultation area (CA) for the Chatteris-Nightlayer Fen Water Recycling Area (WRA) therefore MWLP Policy 16: Consultation Areas (CAS) is relevant. Policy 16 states that:

"Development within a CA will only be permitted where it is demonstrated that the development will:

(c) not prejudice the existing or future use of the area (i.e. the MAA, MDA, WMA, TIA or WRA) for which the CA has been designated; and
(d) not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated*.

Within a CA which surrounds a WRA, and unless convincing evidence to the contrary is provided via an odour assessment report, there is a presumption against allowing development which would:

(e) be buildings regularly occupied by people; or (f) be land which is set aside for regular community use (such as open space facilities designed to attract recreational users, but excluding, for example, habitat creation which is not designed to attract recreational users).

*Where development is proposed within a CA which is associated with a WRA, the application must be accompanied by a satisfactory odour assessment report. The assessment must consider existing odour emissions of the WRC at different times of the year and in a range of different weather conditions."

It is noted that the applicant has submitted an Air Impact Assessment (Swann Edwards February 2021) and the Rapid Health Impact Assessment Matrix but neither addresses the potential impact on occupiers and users of the proposed development of the operation of the WRA (also known as a wastewater or sewage treatment works). One of the proposed blocks of industrial units would be close to the WRA.

It is acknowledged that there are other buildings a similar distance from the WRA but a review of the planning history for these premises suggests that they were considered before the Cambridgeshire and Peterborough Minerals and Waste Core Strategy was adopted in July 2011 with the exception of planning permission F/YR11/0619/FDC which was for the erection of 4 industrial units. The officer's report refers to comments made by Anglian Water in respect of Phase II (assumed to be planning permission F/YR/0036/FDC). From update to Planning Committee 9th February 2011 in respect of planning application no. F/YR11/0036/FDC:

"Anglian Water – Object to any development within 400 metre cordon sanitaire of Chatteris Wastewater Treatment Works, although AW takes all reasonably practicable steps to prevent odour arising from the works, they consider it *important that there should be no development within 400 metres which is potentially sensitive to odour or location of the works. Note a requirement for a surface water strategy/ flood risk assessment condition.*"

Both permissions were granted subject to a condition excluding food-based activities.

The MWPA objects to the proposed development unless the applicant has demonstrated by means of an odour assessment report that the occupiers and users of the proposed development would not be adversely affected by the operation of the WRA or Anglian Water has agreed that an assessment is not necessary. The MWPA therefore recommends that the local planning authority consults Anglian Water on this application.

The applicant's attention is drawn to MWLP Policy 16 which states that: "When considering proposals for non-mineral and non-waste management development within a CA, then the agent of change principle will be applied to ensure that the operation of the protected infrastructure (i.e. MAA, MDA, WMA, TIA or WRA) is not in any way prejudiced. Any costs for mitigating impacts on or from the existing minerals and/or waste related uses will be required to be met by the developer. It is for the developer to demonstrate that any mitigation proposed as part of the new development is practicable, and the continued use of existing sites will not be prejudiced."

The agent of change principle is supported by paragraph 187 of the National Planning Policy Framework (July 2021).

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

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
- LP10 Chatteris
- LP13 Supporting and Managing the Impact of a Growing District

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

8 KEY ISSUES

- Principle of Development and Economic Growth
- Design, Appearance and Impact on the Area
- Residential Amenities
- Parking and Highway safety
- Flooding and Drainage
- Ecology
- Waste, Amenities and Health

9 ASSESSMENT

Principle of Development and Economic Growth

- 9.1 Paragraph 81 of the National Planning Policy Framework (NPPF) 2021 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. This is reflected in the Fenland Local Plan. According to n Policy LP6, opportunities for jobs growth in the district should be maximised through a number of approaches including appropriate intensification and extensions to established areas of employment, with the focus for employment growth being the market towns. The application proposes the development of new employment units within an area currently used for employment purposes at the edge of a market town.
- 9.2 The principle of the proposed development would therefore accord with Local Plan Policy LP6 and the NPPF(2021).

Design, Appearance and Impact on the Area

- 9.3 Paragraph 126 of the National Planning Policy Framework 2021 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. This is further reflected in Local Plan Policy LP16 which seeks to deliver and protect a high-quality environment for those living and working within the district. Both national and local policies seek to ensure that development is only permitted if, among other criteria, it makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, reinforces local identity and does not adversely impact, either in design or scale terms, the street scene, settlement pattern or the landscape character of the surrounding area.
- 9.4 The scheme proposes the erection of two industrial buildings with shallow monopitch rooves, one on the eastern end of the site facing west and the other on the southern edge of the site facing north. The proposed buildings would be of scale which is comparable to the existing buildings but with enough head height to provide for first floor business accommodation. To this end, the buildings are designed with high level windows to provide added lighting to the buildings but would also facilitate expansion through the possible future insertion of a mezzanine floor.
- 9.5 The current buildings are finished in orange composite cladding with timber infills. However, these are set against a backdrop of a much larger buildings which are finished in grey composite cladding (when seen from the south). The proposed buildings would be finished externally with grey composite cladding which would be

in keeping with the existing backdrop and much of the wider industrial estate which are finished similar materials.

9.6 The proposed development would therefore not detract from the character of the site and the general area in accordance with Local Plan Policy LP16 and Paragraph 126 of the NPPF(2021).

Amenity

- 9.7 The proposed development consists of the erection of additional industrial units on an established industrial estate which is isolated from any residential properties. Thus, the proposal is unlikely to adversely affect any residential amenities in accordance with Local Plan Policy LP16. Similarly, the siting of the proposed units is not considered to impact upon the operation of the existing employment units.
- 9.8 Paragraph 186 of the NPP(2021) states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Consistent with the Provisions of the Environmental Act 1995 which introduced the Local Air Quality Management (LAQM) regime. To this end, the Environmental Health Team monitors air quality in various part of the district and have considered this proposal.
- 9.9 The proposal site is located within Chatteris-Nightlayer Fen WWTW Safeguarding Area owing to the location of the development in relation to its proximity to the said facility and being within this consultation area (CA), MWLP Policy 16: Consultation Areas states that:

"Development within a CA will only be permitted where it is demonstrated that the development will, among other criteria-

(c) not prejudice the existing or future use of the area (i.e., the MAA, MDA, WMA, TIA or WRA) for which the CA has been designated; and

(d) not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated".

9.10 Officers note that the applicant has submitted an Air Impact Assessment (Swann Edwards February 2021) and the Rapid Health Impact Assessment Matrix. This has been considered and even though neither addresses the potential impact on occupiers and users of the proposed development of the operation of the WRA (also known as a wastewater or sewage treatment works), it is the view of Officers that any impacts would not be any different from that which is experienced by users of buildings on proposal site and adjacent ones. This development represents an extension on an existing operating site of which the physical development would be relatively (a few meters) closer to the Sewage works than the existing buildings. However, taking into account the history of the use of the site, it the view of officers that the impacts on amenities of future users of the developmentwould not be any different from the existing use of the site. No complaints have ever been registered from occupiers of the industrial units which may indicate that the proximity of the works has not had any adverse impacts on the amenities of the site and the area.

9.11 The referenced "agent of change principle" is noted and will be brought to the attention of the applicant.

Parking and Highway Safety

- 9.12 Fenland Local Plan Policy LP16 states that new development will only be permitted if it can be demonstrated that safe and convenient pedestrian and vehicle access to and from the public highway as well as adequate space for vehicle parking, turning and servicing would be achieved.
- 9.13 The scheme proposes two additional industrial buildings with associated parking and turning facilities. The proposal was considered by the Highways Engineer who has not raised any adverse comments. He suggests some minor tweaks to improve the scheme, but recommends conditions be attached if the Committee is minded to approve the development
- 9.14 The proposal would accord with Local Plan Policy LP16 and Fenland Parking Standards.

Flooding and Drainage

- 9.15 Paragraph 159 of the National Planning Policy Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. In addition, Local Plan Policy LP14 (Part B) reflects the national approach by adopting a sequential approach to flood risk from all forms of flooding. Commercial buildings are identified within the National Planning Practice Guidance as being a less vulnerable use in terms of flood risk, and which may be appropriate in Flood Zone 3.
- 9.16 The proposal site located within Flood Zone 3 as defined by the Environment Agency (EA) Maps. The applicant submitted an Ellingham Consulting Flood Risk Assessment (2021) in support of the proposed development which was considered by the EA to which they do not object since the risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). The EA recommends that the IDB be consulted and that the LPA formally consider the emergency planning and rescue implications of new development in making their decision. Middle Level were consulted on the application, however no comments have been received. In terms of the emergency planning implications it is not considered that given the less vulnerable nature of the development this is a matter which could be used to justify the refusal of planning permission
- 9.17 In addition, the EA suggests that a sequential be undertaken to establish whether there other sites at lower risk of flooding which could accommodate the development. Sequentially, Planning Practice Guidance (PPG) recommends a pragmatic approach to considering planning applications for extensions to existing business premises as it may be impractical to suggest that there are more suitable alternative locations for that development elsewhere. Since the application site forms part of an established employment site it is considered that it would be unreasonable to conclude anything other than that the site is sequentially acceptable
- 9.18 The proposal would accord with Local Plan Policy LP14 and the National Planning Policy Framework 2021.

Ecology

- 9.19 Paragraph 180 of the NPPF (2021) states that when determining planning applications, local planning authorities should apply the principle that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Through Local Plan Policy LP19, the Council, working in partnership with all relevant stakeholders, will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland
- 9.20 The applicant submitted a Glaven Ecology Ecological Impact Assessment Preliminary Ecological Assessment (2021) in support of the proposed development. The report was considered by the council's own Ecologist and no concerns were raised subject to conditions.
- 9.21 The proposed development would accord with Local Plan Policy LP19 and the NPPF (2021)

Conditions

9.22 In accordance with Section 100 ZA of the Town and Country Planning Act the applicant's agent has confirmed their agreement to any pre-commencement conditions.

10 CONCLUSIONS

10.1 The development proposes the erection of two additional industrial buildings on the site which will be of a scale design and finishes which is in keeping with the character of the site and the area. The development would pass the sequential and exceptions tests owing to the fact that the development is an extension on an existing business site and the development has wider economic benefits respectively. The development would also not prejudice highway safety, parking and biodiversity interests.

11 RECOMMENDATION

GRANT; subject to the following conditions.

1.	The development permitted shall be begun before the expiration of 3 years from the date of this permission.
	Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2.	 Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to: 1. enter, turn and leave the site in forward gear; 2. park clear of the public highway; 3. load and unload;
	shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.
	Reason: In the interests of satisfactory development and highway safety in accordance with Policy LP15 of the Fenland Local Plan.

Prior to Commencement of any works on the site, the applicant shall submit a Construction Management Plan (CMP) which should consider the following:
 Site preparation (use of equipment and machinery including mobile plant/potential smoke pollution/general noise control) Construction phase (noise control of vehicular activity, machinery and equipment/siting of skips and waste disposal arrangements/dust suppression) Complaint response and investigation procedures
The CMP shall be agreed in writing and implemented as such thereafter to the satisfaction of the LPA
Reason: In the interest of amenity protection and to accord with Local Plan Policy LP16.
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 Surface & Foul Water Drainage Strategy prepared by Shields Wilson Structural and Civil Engineering (ref: SW 21-179-REP-01A) dated March 2022 and shall also include:
 a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; c) 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); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); 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 of the su

	 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.
5.	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.
6.	No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
	 a) Summary of potentially damaging activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site. d) The location and timing of sensitive works to avoid harm to
	 biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs.
	The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
	Reason: To ensure that the recommended mitigation and compensation suggested in section 6 of the Ecological Impact Assessment (Glaven Ecology, 2021) are followed correctly. This will ensure that the development aligns with the National Planning Policy

	Framework and Fenland Local Plan.
7.	Notwithstanding the submitted details, no development shall take place until a scheme for the soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:
	 Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting; and
	Boundary treatments.
	 Suitable replacement habitat for the hedgerow removal along the front of the properties ensure connectivity.
	Development shall be carried out in accordance with the submitted details and at the following times:
	Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.
	The landscape plan should be informed by the species list provided within section 7 of the Ecological Impact Assessment, incorporating the species into seeding mix around green areas. These green areas will be required in order for the site to result in positive impact on biodiversity.
	Reason: To ensure that the landscaping is creating in sensitivity to the surrounding habitats and landscapes. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.
8.	The development hereby permitted shall not be occupied until at least 5 bird boxes and 2 bat boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection for Birds and Bat Conservation Trust, evidence of the inclusion of these boxes should be provided to the Local Planning Authority. Reason: To secure the long-term protection of the nesting bird potential
0	The development bereby permitted shall not be exercised until such
ש	time as small mammal holes are installed in the boundary fences to allow inter-connectivity. The holes will be a minimum of 15 x 13 cm holes and placed at ground level. It is recommended that the holes are marked appropriately to communicate their purpose.

	Reason: To ensure the ongoing potential for the site to be used by small mammals
10.	No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.
	Reason: Protected species are a material concern for Local Planning Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981
11.	The development hereby permitted shall only be used for purposes falling within Class E(g) of the Schedule to the Town and Country Planning (Use Classes) Order 1987(as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), and for no other purpose.
	Reason: To ensure that any future proposals for the site incorporate appropriate mitigation.
12.	Prior to the development hereby permitted being first brought into use the external lighting as shown on drawing number 90127-E-106 REV P2 shall be implemented on site and thereafter retained in perpetuity. Reason: In the interest of security and amenity of the site
13.	The development hereby permitted shall only be carried out in accordance with the facing and roofing materials shown on the approved plans.
14	Reason: To ensure the satisfactory appearance of the completed development in accordance with Policy LP16 of the Local Plan.
14.	Approved plans





AREA SCHEDULE Unit 01 & 04 = 280m2 3013.89sqft Unit 02 & 03 = 277.5m2 3013.89sqft = 559.7m2 6024.56sqft Unit 05 & 06 Phase 1 Total GIA = 1121.6m2 12072.80sqft Phase 2 Total GIA = 1121.6m2 12072.80sqft Total Parking (Existing and Proposed) = 113 including 14 accessible spaces (38 existing spaces retained) Cycle Parking = 30 spaces KEY PHASE 1 PHASE 2 Hatch indicates proposed concrete yard to be positively drained to be in accordance with Civil Engineer design. Hatch indicates proposed gravel margin to building perimeter to be in accordance with Civil Engineer design. Hatch indicates existing buildings Hatch indicates proposed trees to reinforce existing landscaping Hatch indicates proposed landscaping NB - SITE LEVELS and FFL TO BE IN ACCORDANCE WITH CIVIL ENGINEER DESIGN Revisions Existing Parking Retained Following Client Lease Plan А Updated Following Civil Design Nov В FOR APPROVAL SWANN ARCHITECTURE Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk Job Title Proposed Industrial Development Drawn by JB South Fens Enterprise Park September Checked by Fenton Way 2021 GE Chatteris

> Drawing Title Planning Drawing Street Scene, Site Plan

Clerestorey and Location Plan Dwg No. PP1000

Sheet Size A 1

Revision

В

General Notes

 All dimensions are shown in 'mm' unless otherwise stated.
 The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.

and specialist sub-contractors drawings and specifications. 4. Any discrepancies are to be brought to the designers attention.

3. This drawing is to be read in conjunction with all relevant engineers