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**F/YR22/0848/F**

**Applicant: Mr John Mannion**

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

**Land North East Of 81 - 87 High Street Accessed From, Slade Way, Chatteris,  
Cambridgeshire**

**Erect 8 dwellings comprising of 1 x 2-storey 3-bed, 2 x single storey 2-bed and 5 x  
single storey 3-bed with detached garage to Plot 2 only**

**Officer recommendation: Approval**

**Reason for Committee: Number of representations contrary to officer  
recommendation.**

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**Government Planning Guarantee**

**Statutory Target Date For Determination: 8 September 2022**

**EOT in Place: Yes**

**EOT Expiry: 18 December 2024**

**Application Fee: £3696**

**Risk Statement:**

**This application must be determined by the 18<sup>th</sup> of December 2024 it will be out of  
time and therefore negatively affect the performance figures.**

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**1 EXECUTIVE SUMMARY**

1.1 The application seeks full planning permission to erect 8 dwellings within the built form of Chatteris. The site is a surviving medieval burgage plot, located within Chatteris Conservation Area, within the setting of the Grade II Listed buildings of 81-83 High Street and adjoining the non-designated heritage asset of 87 High Street. The scheme is of good design and scale whilst also having consideration to its historic context in relation to nearby heritage assets.

1.2 The site is constrained by its location, narrowness and existing trees which dictate the level of development which is achievable. However, the application has sought to address a previously refused application which was considered to constitute an overdevelopment of the site, resulting in a poor and convoluted layout and design. The current application has reduced the number of dwellings from 9 to 8, and brought forward an improved site layout, allowing for increased amenity space and distances between properties.

1.3 The simplified layout and reduction in the number of dwellings results in an acceptable residential amenity provision for future occupiers and a negligible impact on the residential amenity of surrounding dwellings by virtue of the single storey design. In addition, parking provision is in accordance

with Appendix A of the Local Plan, and a turning head has been provided to aid manoeuvrability.

1.4 A small area of the north-eastern part of the site is considered at a high and medium risk of surface water flooding. Whilst the site is in Flood Zone 1, the application is accompanied by a flood risk assessment to address flooding potential on site. A sequential test has not been undertaken, however substantive information has been provided to show how surface water will be dealt with to the satisfaction of the LLFA and that the surface water is not part of any wider flows.

1.5 An Ecological Validation Survey has been submitted to enable the Local Planning Authority to ascertain whether the proposal would impact protected species and what mitigation measures may be required. The Wildlife Officer has no objections and concurs with the findings of the survey.

1.6 The application is therefore recommended to grant accordingly.

## **2 SITE DESCRIPTION**

2.1 The application site is a narrow strip of land accessed from Slade Way and surrounded by the existing built form of High Street to the west, Furrowfields Road and Gull Way to the east, Sycamore Crescent/Tern Gardens to the north, and Beckett Way to the south enclosed by various forms of boundary treatment. To the immediate west of the site are one and a half storey cottage style dwellings fronting Slade Way which have recently been completed. The site itself is overgrown and there are a large number of trees, some of which are substantial. The entirety of the site is located within Chatteris Conservation Area and within the setting of listed buildings 81-83 High Street and adjoining the non-designated heritage asset of 87 High Street.

2.2 The site and surrounding area is in Environment Agency Flood Zone 1. The eastern part of the site is subject to low surface water flood risk, with a narrow area of high surface water flood risk at the eastern boundary.

## **3 PROPOSAL**

3.1 This full application seeks to erect 8 dwellings comprising of 1 x 2-storey 3-bed, 2 x single storey 2-bed and 5 x single storey 3-bed with a detached garage to Plot 2 only. Surface water will be disposed of via a sustainable drainage system, with foul water addressed by the mains sewer.

3.2 Access to the site is to be from a new access road taken from Slade Way in a similar position to the existing dropped kerb access. After an initial north-south section this would bend to the east to run adjacent to the northern boundary of the site and to the rear of the properties on Sycamore Crescent and Tern Gardens.

3.3 Plot 1 is a south facing 3 bedroom 'chalet' bungalow to the west of this new access road and fronting onto Slade Way. Plot 2 is an east facing 2 bedroom bungalow in the north-west corner of the site. The plot has a single space detached garage to the

south-east of the dwelling, and two additional off road parking spaces to the front of the garage. Adjacent to the rear parking area for Plot 1.

- 3.4 The remainder of the proposed dwellings would be linear in nature located to the south of the access road and backing onto existing housing on Beckett Way. All of these units would have two off road parking spaces, and a proposed turning head is located between Plots 5 and 6
- 3.4 Plots 1, 3, 5 and 7 are to be constructed from buff facing brick with a grey slate roof. Windows and doors are to be White UPVC casement with glazing bars. Plots 2, 4, 6 and 8 are to be red facing brick with a dark red clay tile roof. Windows and doors are to be White UPVC casement with glazing bars. Exact details of construction materials could be addressed by condition.
- 3.5 Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/>

#### 4. SITE PLANNING HISTORY

Reference	Description	Decision
F/YR04/4383/O	Erection of 11 dwellings comprising 4 x 3-bed and 4 x 2-bed houses and 3 x 2-bed bungalows	Refused – 15 <sup>th</sup> September 2006
F/YR11/0712/TRCA	Works to Hawthorn, Elder, Ash and Sycamore Trees within a conservation area	Granted – 20 <sup>th</sup> October 2011
F/YR17/1157/F	Erection of 10 x 2-storey 3-bed dwellings including 1 x with detached single garage, 2 x with detached double carports	Withdrawn – 24 <sup>th</sup> January 2018.
F/YR20/0511/TRCA	Fell 1 Ash tree within a Conservation Area (retrospective) at 57 Tern Gardens, Chatteris – On site boundary	Granted – 23 <sup>rd</sup> July 2020
F/YR21/0231/F	Erect 9 dwellings comprising of 3 x 2-storey 3-bed; 2 x 2-storey 2-bed; 1 x single storey 2-bed and 3 x single-storey 3-bed with garages to Plots 4 and 5 only	Refused – 2 <sup>nd</sup> July 2021
F/YR21/0621/TRCA	Works to 1 x Ash tree within a conservation area at 49 Tern Gardens, Chatteris – On site boundary	Granted – 9 <sup>th</sup> July 2021
F/YR23/0631/TRCA	Works to 1 x Ash tree within a conservation area at 61 Tern Gardens, Chatteris – On site boundary	Granted – 31 <sup>st</sup> August 2023

## 5 CONSULTATIONS

### 5.1 Chatteris Town Council

*Support*

### 5.2 Cambridgeshire County Council Archaeology

*Thank you for your re-consultation with regards to the above referenced planning application. We have reviewed the amended plans and can confirm that they not affect our previous advice issued on 20/09/2022 (Attached for clarity), that while we not object to the application we consider a programme of archaeological investigation should be secured through inclusion of a negative condition.*

Comments from 20<sup>th</sup> September 2022 are shown below:

*I am writing to you with regard for the high archaeological potential of the above development. Our records indicate that the is situated within the historic core of Chatteris, previous archaeological investigations carried out along High Street have revealed evidence for development along the street frontage in the late Medieval/ early Post-Medieval period, as well as backyard activities such as rubbish disposal, brewing and baking and light industrial practices conducted within the former linear burgage plots to the rear of the street frontages, truncated by wall foundations associated with further development expansion in the 18th and 19th centuries (Cambridgeshire Historic Environment Record references ECB3286, ECB3924, ECB4171). While there are no designated assets within the proposed development area there are a number of Grade II listed buildings within close proximity to the site along the hight street including last 17th century cottage (National Refence Number 1331949) and a row of late 18th century red brick cottages (1160869). In addition, the island of dry ground on which the modern town is sited was extensively settled/ exploited during the Iron Age and Roman periods and the potential for deposits of this date surviving within the development area cannot be ruled out at this stage.*

*We have commented on this site previously. We would recommend that the same archaeological standard condition is placed on the development as was recommended for prior applications F/YR21/0231/, F/YR04/4383/O and F/YR17/1157/F within the same bounds, that is:*

*We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by MHCLG:*

#### *Archaeology*

*No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:*

- a) the statement of significance and research objectives;*
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*

*c) The timetable for the field investigation as part of the development programme; d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material*

*Informatives:*

*Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. 2*

*Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.*

*Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16*

*A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges.*

### **5.3 FDC Environmental Health – 7<sup>th</sup> December 2022**

*Having reviewed the additional information supplied following our last consultation of 5<sup>th</sup> August 2022, we have no further comments to make but maintain our stance that a robust construction management plan will be necessary as our earlier observations revealed the application site was surrounded by the presence of existing dwellings likely to be occupied by residents who may be adversely affected during construction phases.*

*This service previously advised that structures may have once stood on the application site and whilst it remained unclear what previous activity may have been undertaken on site, the 'Unsuspected Contaminated Land' condition was also recommended in the event contamination was encountered during development as a result of the sites previous use.*

### **5.4 Fenland District Council Refuse Team**

*The site layout including the vehicle tracking showing that we could access and turn on the site. With it being a private road we would require the indemnity in relation to the road surface from landowners/future management company to allow us to access the site.*

### **5.5 Fenland District Council Tree Officer – 2<sup>nd</sup> December 2024**

Following comments from the Council's Tree Officer an updated assessment document was submitted. The Tree Officer has no objections, requests conditions regarding soft landscaping and protection during construction. They have made the following comments:

*The tree report provided satisfactorily identifies the quality and constraints of the trees.*

*The proposal shows all the trees and vegetation removed apart from T1 & T4, which I have no objection.*

*There is a little confusion with the reports in terms of REV A which was completed in April of 2022 & REV B which was undertaken in March 2024, in that section 3.4 of this later revision outlines that tree protection fencing will be installed as shown on Plan OAS 20-279-TS02 Rev A. To prevent confusion this tree protection plan will need to be amended to reflect REV b and be consistent with the remaining revision notes. It will be personnel on site, likely with no arboricultural training having to interpret the tree protection details and the plans used, combining reports and plans will mean there could be confusion. Also, plan Plan OAS 20-279-TS02 Rev A has a key symbol indicating tree protection fencing, but I cannot see that this has been added to this tree protection plan.*

*Section 3.2 briefly discusses that the new access road passes through the root protection area of T4 shown to be retained, but provides options as to its construction, and this depends on pre-emptive root pruning. Without undertaking investigation works to determine if significant roots would be impacted this is not sufficient to demonstrate the tree will not be impacted. Clear guidance as to how works will be carried out in the root protection area be it opening trenches to assess if significant roots will be impacted and therefore a 'No Dig' construction option used, or undertaking investigation works to demonstrate a traditional construction method is achievable. The tree protection plan indicates that a 'No Dig' method statement is to be used, but the tree protection method statement states the construction method is to be confirmed.*

*A clear and singular document is required with the relevant plans and revisions included to prevent confusion and make it clear how protection measures are to be installed and maintained.*

*I have no objection to the proposal but if you are minded to approve the application, I would suggest a robust and definitive tree protection method statement is provided as part of pre-commencement works. This will include any root investigation works, how these will be undertaken, how the results will be used to establish how the access road will be constructive, where protective fencing / ground protection is to be setup, when arboricultural supervision will be undertaken, along with other details as required from BS5837:2012. With the suggestion this is a pre-commencement condition, details relating to service locations, how these will avoid conflict with the trees, where material storage / mixing will be placed etc should be know and can be included I the arboricultural method statement.*

*I would also suggest that a soft landscaping scheme is provided to include suitable tree and shrub species to be included, with consideration given to species used, their future growth potential and how they can be sustainably retained, how they will be installed, when, details on species, quantities and planting to also be included in a planting specification.*

## **5.6 Wildlife Officer – 06 February 2023**

### ***Recommendations:***

*No further recommendations in addition to those given on the 23rd of August 2022.*

### ***Assessment/Comment:***

*The new plans do not contain any deviation that significantly alter the recommendations give in the previous consultation on the 23rd of August 2022.*

The comments from the 23<sup>rd</sup> of August are shown below:

**Recommendation:**

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

**Recommended condition(s)/Reason(s) for refusal:**

**Pre-commencement Condition(s) –**

*• Notwithstanding the submitted details, no development shall take place until a scheme for the soft landscaping of the site has been created and approved in writing by the Local Planning Authority. The scheme shall be updated to include the following details:*

*- All ecological enhancements, mitigation and compensation as recommended within the Preliminary Ecological Appraisal (Wild Frontier Ecology, October 2021);*

*-Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting;*

*-Boundary treatments.*

*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 (except those contained in enclosed rear gardens to individual dwellings) 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.*

*• 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) 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.*

*c) The location and timing of sensitive works to avoid harm to biodiversity features.*

*d) The times during construction when specialist ecologists need to be present on site to oversee works.*

*e) Responsible persons and lines of communication.*

*f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*

*g) 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.*

**Informative –**

• Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority.

• 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.

**Assessment/Comment:**

While I acknowledge that it is unlikely that the proposal will create new negative impacts for protected species outside of nesting birds, there is potential for a large removal of biodiversity habitats. The PEA proposes several recommendations in order to minimize this impact. These recommendations should be folded into the Landscaping documentation including the boarder hedging and hedgehog holes.

A CEMP has been conditioned to ensure that the construction of the proposed development includes all recommended mitigations to avoid negative impacts on protected species.

The conditions above aim to ensure that the site will result in at least no net loss of biodiversity through adequate replacement of vegetation.

**5.7 Highways – 14<sup>th</sup> March 2023**

Having initially raised concerns regarding the width of the radius of the access, amended plans were submitted and additional comments received as follows:

*The updated details are acceptable.*

*Following a careful review of the documents provided to the Highway Authority as part of the above planning application, no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.*

**Conditions**

1. Prior to the first occupation of the development the proposed on-site parking, servicing, and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

*Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.*

2. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.



*Reason: In the interests of highway safety and to ensure satisfactory access into the site.*

*3. Prior to the first occupation of the development the junction of the access with the highway carriageway shall be laid out with 6m radius kerbs.*

*Reason: In the interests of highway safety.*

## **5.8 Lead Local Flood Authority – 3<sup>rd</sup> January 2024**

*We have reviewed the following documents:*

- Flood Risk Assessment and Sustainable Drainage Strategy, MTC Engineering, 1962-FR & DS, Rev B, May 2022*
- Technical Letters, MTCH Engineering, MJB/1962, March 2023 and November 2023*

*Based on these, as Lead Local Flood Authority (LLFA) we have **no objection in principle** to the proposed development.*

*The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and geocellular crate storage, restricting surface water discharge to below greenfield runoff rates. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual, with permeable paving provide sufficient treatment to surface water runoff prior to it leaving the site.*

*As outline surface water drainage calculations have only been provided and the final combination of storage structures has yet to be decided, we recommend a detail drainage condition is attached to any approval.*

*Proposals are indicated as potentially being at risk of surface water flooding of depths up to 300mm. While the applicant's FRA concludes the finished floor level (FFL) will be set to 3.30 mAOD, this is only 300mm above the predicted maximum flood level for the lowest part of the site. Given the fall across the site, the potential 300mm deep flooding identified for areas of the site at higher elevations could exceed this proposed FFL. Instead, a tiered FFL will be required as currently suggested by the site layout plan and the appropriate FFL for each dwelling at risk of surface water flooding will need confirming.*

*Noting the above, we request the following conditions are imposed:*

### **Surface Water Scheme**

*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 the Flood Risk Assessment and Sustainable Drainage Strategy (ref: 1962-FR &DS-Rev B) and*

Technical Letters dated May 2022, March 2023, and November 2023, respectively. The Scheme 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) Temporary storage facilities if the development is to be phased;
- f) A timetable for implementation if the development is to be phased;
- g) 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;
- h) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- i) Full details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

### **Flood Risk**

An assessment of surface water flood depths across the development area is required to confirm that the proposed finished floor levels for each residential dwelling are above the predicted maximum surface water flood level for their locations. It is recommended that the finished floor level for each dwelling is set 300mm above the predicted maximum flood level or adjoining ground levels, whichever is greater.

### **Informatives**

#### **Pollution Control**

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

## **5.9 Anglian Water – Informal Advice**

There is a 225mm combine sewer on site. The advice would be the same as previous. The easement for a pipe of this size would be 3m from the centre line of

*this sewer which will need to reflect when preparing the site layout. If the applicant can't achieve this, they will need to contact our local Drainage Team for a build over agreement or a sewer diversion.*

## 5.10 Local Residents/Interested Parties

### Objectors

12 communications of objection have been received from Chatteris residents; 6 from Tern Gardens, 3 from Gull Way, 1 from Beckett Way, 1 from Furrowfields Road, and 1 from Slade Way. They object on the following grounds:

- Overlooking.
- Overbearing.
- Overshadowing.
- Overdevelopment.
- Loss of wildlife.
- Impact on services.
- Traffic.
- Highway safety at junction with High Street.
- Amount of existing on street parking in the vicinity of the site.
- Impact from lighting.
- Potential surface water drainage impacts.
- Vehicular access
- Out of keeping dwelling design.
- Noise
- Loss of trees
- Impact on Chatteris Conservation Area.
- Can condition be put on the maximum height of new tree planting?
- Land either side of the access is not in ownership of applicant for maintenance purposes.
- Loss of last medieval burgage plot in Chatteris.
- Positioning of Plot 8.
- Potential ditch on eastern boundary adjacent to 15 Gull Way.
- Ecology report is inaccurate as site is inaccessible.
- Were bat and owl ecology observations made at night?
- Potential for refusal of home insurance.
- We have to travel to Ramsey to see a dentist.
- No need for housing.
- Chatteris is full.
- Impact on property prices.
- No social housing proposed.
- Landowner and developer only motivated by money.
- It makes more sense to expand Chatteris outwards than provide infill, windfall dwellings.
- Loss of view.
- Loss of birdsong.
- Potential damage to fencing when trees are removed.
- Potential damage to garden when trees are removed.
- Impact on mental health.
- Plans are altered slightly then refused again.
- The Council should buy the land to ensure that it is never developed.

## **Supporters**

None

## **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) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

## **7 POLICY FRAMEWORK**

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

Chapter 5 – Delivering a sufficient supply of homes

Chapter 12 – Achieving well-designed and beautiful places

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

Chapter 16 - Conserving and enhancing the historic environment

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

Determining a Planning Application

### **National Design Guide 2021**

Context

Identity

Built Form

Uses

Homes and Buildings

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP10 – Chatteris

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

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

LP16 - Delivering and Protecting High Quality Environments Across the District

LP17 - Community Safety

LP18 – The Historic Environment

### **Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)**

## **Cambridgeshire Flood and Water SPD 2016**

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP7: Design
- LP8: Amenity Provision
- LP12: Meeting Housing Needs
- LP22: Parking Provision
- LP23: Historic Environment
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP32: Flood and Water Management
- LP46: Residential site allocations in Chatteris

## **8 KEY ISSUES**

- **Principle of Development and Sustainability**
- **Layout and Design**
- **Residential Amenity**
- **Highway Safety and Parking**
- **Flood Risk and Drainage**
- **Heritage**
- **Ecology and Trees**
- **Outstanding matters from representation**

## **9 BACKGROUND**

- 9.1 An application was submitted under F/YR17/1157/F for the erection of 10 x 2-storey 3-bed dwellings including 1 x with detached single garage, 2 x with detached double carports. This application was withdrawn on the 24<sup>th</sup> of January 2018.
- 9.2 The most recent application to be determined on this site is F/YR21/0231/F and was submitted by the current application and agent. This application sought to erect 9 dwellings comprising of 3 x 2-storey 3-bed; 2 x 2-storey 2-bed; 1 x single storey 2-bed and 3 x single-storey 3-bed with garages to Plots 4 and 5 only. The application was refused on the 22<sup>nd</sup> of July 2021. The reasons for refusal were as follows:

1 *Policies LP2, LP15, LP16 (a, c, d and e) and LP18 of the Fenland Local Plan 2014, DM3 of the Delivering and Protecting High Quality Environments in*

*Fenland SPD 2014 and paras 108, 127, 192, 192 and 196 of the NPPF 2019 and chapters C1, C2 and I1 of the NDG 2019 seek to avoid adverse impacts, protect and enhance heritage assets, achieve a high design quality which promotes health and well-being and provides a high standard of amenity for existing and future users, make a positive contribution to local distinctiveness, informed by the local built environment and character, achieve safe and suitable access for all users and well-designed car parking.*

*The proposal put forward is considered to constitute an overdevelopment of the site, resulting in a poor and convoluted layout and design, which does not consider its historic context to the significant detriment of the character of the area and impact on heritage assets. Furthermore, it provides inadequate residential amenity for future occupiers, an unacceptable impact on the residential amenity of surrounding dwellings and inadequate parking and turning provision. As such it is considered contrary to the aforementioned policies.*

- 2 *Polices LP2 and LP14B of the Fenland Local Plan 2014, the Cambridgeshire Flood and Water SPD 2016 and Chapter 14 of the NPPF 2019 require development proposals to adopt a sequential approach to flood risk from all forms of flooding, seek to steer development to areas at the lowest risk of flooding and ensure developments are safe from all sources of flooding and will not increase the flood risk elsewhere.*

*The north eastern section of the site is at high and medium risk of surface water flooding, the application is not accompanied by a site-specific Flood Risk Assessment, nor a sequential test. Hence the scheme has not evidenced that it would be safe from surface water flooding or increase the risk of flooding to surrounding land and dwellings, furthermore the sequential test to establish if there are any sequentially preferable sites has not been undertaken. As such, the proposal is considered contrary to the aforementioned policies.*

- 3 *Policies LP16 (b) and LP19 of the Fenland Local Plan 2014 and Paragraph 170 of the NPPF 2019 seek to conserve, enhance and promote biodiversity and Paragraph 177 advises that the presumption in favour of sustainable development does not apply where a project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that it will not adversely affect the integrity of the habitats site.*

*The application site is considered to have potential to provide habitat for or support protected species. Insufficient assessment has been undertaken and inadequate information submitted to enable the Local Planning Authority to ascertain whether the proposal would impact protected species. As such the proposal is considered contrary to the aforementioned policies.*

## **10 ASSESSMENT**

### **Principle of Development and Sustainability**

- 10.1 The Fenland Local Plan sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use

of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

- 10.2 The site is located within the settlement of Chatteris; Chatteris is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as being an Other Market Town, for these settlements: *The majority of the district's new housing, employment growth, retail growth and wider service provision should take place in these settlements.*
- 10.3 The proposed development is sited within the built-up area with the surrounding land primarily in residential use. The principle of development is therefore considered acceptable, subject to the policy considerations set out below.

### **Layout and Design**

- 10.4 The proposed site layout and design has been formulated to minimise character and amenity impact upon the surrounding area. The proposed site layout mirrors the largely linear form of several developments in the vicinity including Tern Gardens beyond the northern boundary, albeit these proposed dwellings are single storey and the rear gardens spaces are larger in area. Adjacent to the entrance to the site, a 'chalet' bungalow will be sited'. This design is considered to complement the existing dwellings at 30 and 32 Slade Way to the west of the site frontage in terms of design, scale and form. The single storey dwellings on the site are considered to minimise character and streetscene impact due to their lack of visual prominence.
- 10.5 Plots 1, 3, 5 and 7 are to be constructed from buff facing brick with a grey slate roof. Windows and doors are to be White UPVC casement with glazing bars. Plots 2, 4, 6 and 8 are to be red facing brick with a dark red clay tile roof. Windows and doors are to be White UPVC casement with glazing bars. The proposed materials are considered to be appropriate for the site and would not materially harm the character of the surrounding area. Exact details of construction materials would be addressed by condition.
- 10.6 It is now considered that refusal reason 1 of F/YR21/0231/F has been addressed. The current design is not considered to constitute overdevelopment. The access road route has been simplified, with improved parking and manoeuvrability. One plot has been removed to east overdevelopment concerns, and the buildings have been reduced in height to one chalet bungalow and seven bungalows. This is considered to remove potential impact on the skyline and streetscene from a reduction in scale. The footprint of the dwellings and level of amenity land provision is comparable to other development to the north, east and south-east of the proposal site.
- 10.7 Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies LP10, LP16 and LP18 of the Fenland Local Plan and Sections 12 and 16 of the National Planning Policy Framework (December 2023).

### **Residential Amenity**

- 10.8 As set out above it is considered that the layout submitted constitutes an appropriate level of development for the site and that as a result it is also considered that the proposed layout affords appropriately sized rear gardens to all of the dwellings and appropriate separation distances between these units. As such it is

considered that the development would afford acceptable levels of amenity for future occupiers.

- 10.9 In terms of relationships with existing neighbouring dwellings, owing to the largely single storey nature of the proposed dwellings, the separation distances are typically considered to be acceptable and are generally 13-14 metres from the rear of the dwellings on Tern Gardens to the north and to the properties on Beckett Way to the south. With existing and proposed boundary treatments it is not considered that there would be any unacceptable impacts upon existing residents in terms of overlooking, overshadowing or overbearing. There is some scope for a degree of overlooking of the rear gardens of the proposed dwellings from the flats on Beckett Way. However, it is considered that the constraints of the site are such that this would be almost unavoidable and that in itself this would not be such a significant issue to justify the refusal of this application.
- 10.10 Plot 1 on the site frontage sits adjacent to the dwellings 30-32 Slade Way but with a separation distance to these and with no windows in the side elevation. While there may be some overlooking from the rear dormer windows it is not considered that this would be to such a degree as to be unacceptable. In terms of any overlooking from the front windows of this unit, again it is not considered that this would be untypical of a residential environment and would not be significantly to the detriment of amenity.
- 10.11 Plot 2 does sit in close proximity to the northern boundary of the site. However, the structures on the adjacent neighbouring land are uninhabited and surrounded by fairly dense vegetation, notwithstanding the existing boundary treatments. As such, this relationship is not anticipated to result in any unacceptable amenity impacts.
- 10.12 With regard to levels, the finished floor levels of the dwellings will be set on average at around 3.3m AOD, which is 300mm above the maximum predicted 1 in 1000 year surface water level across most of the site, although lower parts of the site could require levels to be raised by more than this (up to 500mm). Notwithstanding, raising finished floor levels by 300 to 500mm is not considered to materially impact any overlooking considerations given the overall scale of the dwellings. The topography of the site moves downward in an easterly direction. The entrance and western extent of the site has levels at 5.41mAOD, 5.19mAOD and the eastern extent of the site plateaus at 2.72 mAOD. Whilst existing site levels have been provided, proposed site levels have not. This is a matter which would need to be secured by condition and to be considered in the context of both flood mitigation and amenity protection.
- 10.13 There is not considered to be a material noise impact from the proposal. The access road will run to the rear of existing residential gardens however the scale of the development is not considered likely to generate such levels of activity to adversely impact on the amenity of those residents to justify refusal of the application on that basis. Concerns have been expressed about noise during and post construction. Noise during construction is not a matter which is assigned material planning weight. Should construction be taking place outside of normal working hours then a complaint can be made to the Environmental Health department of the Council. There is not considered to be a material noise impact post construction given that the completed development will be a residential scheme within a residential area and therefore compatible with its surroundings.



10.14 As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2023), and Policy LP16 of the Fenland Local Plan (2014).

### **Highway Safety and Parking**

10.15 There is not considered to be a material impact on highway safety or parking provision arising from the proposal. Policy LP15, to be read in conjunction with Appendix A of the Fenland Local Plan, sets out minimum vehicle parking standards and requires at least two spaces for dwellings of up to three bedrooms and three spaces for dwellings with four or more bedrooms. Each dwelling on site meets the minimum vehicle parking standards. Additionally, two visitor parking spaces are to be provided between Plots 5 and 6. This should help to minimise off road parking in the vicinity of the site.

10.16 The Highways Officer has no objections to the proposed road layout and has requested conditions regarding radius kerb completion, vehicle access construction and road completion prior to first occupation of the development.

10.17 The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policies LP2 and LP15, as well as Section 9 of the National Planning Policy Framework (December 2023).

### **Flood Risk and Drainage**

10.18 The site and surrounding area is in Environment Agency Flood Zone 1. The eastern part of the site is subject to low surface water flood risk, with a narrow area of high flood risk at the eastern boundary. Whilst the site is located in the lowest risk flood zone, attention does have to be paid to potential surface water flood risk and other drainage matters.

10.19 With regard to foul water drainage, there is an Anglian Water sewer located near the southern boundary of the site. It is proposed that this is rerouted to follow the line of the access road and reconnect to the combined sewer in the rear garden of Plot 8 at the east of the site. Anglian Water when consulted on the proposed plans have stated:

*There is a 225mm combine sewer on site. The advice would be the same as previous. The easement for a pipe of this size would be 3m from the centre line of this sewer which will need to reflect when preparing the site layout. If the applicant can't achieve this, they will need to contact our local Drainage Team for a build over agreement or a sewer diversion.*

10.20 A 3 metre easement will be achievable along the proposed amended road through the site. The diversion of the sewer will be at the discretion of Anglian Water as the responsible body. The access road is to be a permeable tarmac private drive which is designed with the purpose of aiding surface water drainage on site.

10.21 The previous application was refused on the basis of surface water issues and fundamentally a lack of information regarding this. The current application is

accompanied by a Flood Risk Assessment (FRA) setting out how the issue of surface water flooding would be addressed. Additionally, while no sequential test has been submitted the EA maps show the flood risk as being less than 1% chance per year and with a depth under 30cm and evidence has been provided that the surface water on site is of a more localised nature due to site topography, rather than forming part of the main wider surface water flows through the area. As such, the development is not anticipated to restrict the existing flow paths of surface water in this location. In this regard, it is considered that the application of the sequential test for flood risk is not required. The Lead Local Flood Authority have no objections to the submitted plans and have stated:

*As outline surface water drainage calculations have only been provided and the final combination of storage structures has yet to be decided, we recommend a detail drainage condition is attached to any approval.*

*Proposals are indicated as potentially being at risk of surface water flooding of depths up to 300mm. While the applicant's FRA concludes the finished floor level (FFL) will be set to 3.30mAOD, this is only 300mm above the predicted maximum flood level for the lowest part of the site. Given the fall across the site, the potential 300mm deep flooding identified for areas of the site at higher elevations could exceed this proposed FFL. Instead, a tiered FFL will be required as currently suggested by the site layout plan and the appropriate FFL for each dwelling at risk of surface water flooding will need confirming.*

- 10.22 The LLFA also request conditions regarding a surface water drainage scheme and assessment of potential flood depth across the site.
- 10.23 Surface water drainage concerns have now been addressed to the satisfaction of the LLFA, and Anglian Water have no foul water drainage concerns. The site and surrounding area is entirely in Flood Zone 1, and it is therefore considered that the sequential test has been met. Refusal reason 2 of F/YR21/0231/F regarding flood risk is now considered to have been addressed.
- 10.24 It is considered that given the drainage and site level mitigation measures detailed and recommended by condition, it is considered that the proposal accords with Policy LP14 of the Fenland Local Plan and the intentions of the National Planning Policy Framework (December 2023) in this regard.

## **Heritage**

- 10.25 The site is a surviving medieval burgage plot, located within Chatteris Conservation Area, within the setting of the Grade II Listed buildings of 81-83 High Street and adjoining the non-designated heritage asset of 87 High Street. It was determined under the previously refused application F/YR21/0231/F that the principle of the development of this site was acceptable from a heritage perspective. The issues around the overdevelopment of the site and more general impacts on the built environment arising from these were considered to have a consequent impact upon the heritage assets.
- 10.26 It is considered that the reduction in the number of units on the site and the reduction in the physical scale of the development to largely single storey, and sympathetic to existing built form, has satisfactorily addressed these impacts. The development results in less than substantial harm to heritage assets and this harm is considered to be outweighed by the public benefits of delivering 8 homes in a

settlement targeted for significant growth due to its sustainable location. In conclusion, the development is considered to accord with the NPPF and policy LP18 of the Local Plan in respect of its impacts on the historic environment.

### **Ecology and Trees**

- 10.27 The submitted plans show that each plot will have at least one internal or external habitat box to help support the existing biodiversity on site.
- 10.28 The submitted Ecological Validation Survey has found no evidence of rare or protected species on site. The Wildlife Officer has no objections to the findings of the survey and has requested conditions. These conditions relate to a soft landscaping scheme and the submission of a Construction Environmental Management Plan to protect biodiversity during construction.
- 10.29 It is considered that the proposed development will not have a material impact on wildlife and refusal reason 3 of F/YR21/0231/F regarding nature and ecology has now been addressed and the previous reason for refusal overcome..

#### Biodiversity Net Gain (BNG)

- 10.30 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.31 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the application was submitted prior to the requirement for statutory net gain coming into force.

#### Trees

- 10.32 The site is currently overgrown with a number of trees and several of these are to be removed as part of the development. The Council's Tree Officer has considered the updated Arboricultural Impact Assessment and has no objections to this requesting pre commencement conditions regarding protection fencing during construction and a scheme of landscaping. As such it is considered that there are no issues to reconcile in this respect.

### **Outstanding matters from representation**

- 10.33 A number of other matters have been raised by those commenting upon the scheme which are not considered to be material to the determination of the application. It should be noted that the development is not of a scale to require contributions towards affordable housing or wider infrastructure provision

## **11 CONCLUSIONS**

- 11.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 11.2 The most recent application to be determined on this site is F/YR21/0231/F and was submitted by the current application and agent. Refusal reasons concerning overdevelopment, flooding and wildlife are considered to have been addressed to the satisfaction of Officers.
- 11.3 The proposal represents appropriate development within an established settlement. The development hereby proposed does not materially harm the character or appearance of the locality, including heritage assets, or amenity of nearby residents, and provides adequate parking, whilst conforming with the Fenland Local Plan and the provisions of the National Planning Policy Framework when viewed as a whole. In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.
- 11.4 Taking into consideration these factors, the proposal is considered to comply with policies of the development plan; in addition to the Sections 5, 12, 14 and 16 contained within the National Planning Policy Framework (NPPF) (December 2023). There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, in considering all the matters raised above the planning balance is in favour of the proposal and the policies referred to above.

## 12 RECOMMENDATION

- 12.1 Grant; subject to the following conditions:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Notwithstanding the submitted details, no development other than groundworks and foundations shall take place until full details of the materials to be used in the development hereby approved for the walls (including boundary walls) and roof are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.</p> <p>Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
3	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within</p>

	<p>the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <p>a) the statement of significance and research objectives;  b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;  c) The timetable for the field investigation as part of the development programme; d) The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material.</p> <p>Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16.</p>
4	<p>Prior to the commencement of development, a construction management plan shall be submitted to and been approved in writing by the Local Planning Authority. This plan should set out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated. The approved plan/statement shall be adhered to throughout the construction period.</p> <p>Reason: In the interests of amenity in accordance with policy LP16 and the safe operation of the highway in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
5	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.</p> <p>Reason: To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 189 and 190, and Policies LP14 and LP16 of the Fenland Local Plan 2014.</p>
6	<p>Notwithstanding the submitted details, no development above slab level shall take place until a scheme for the hard and soft of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be updated to include the following details:</p> <ul style="list-style-type: none"> <li>- All ecological enhancements, mitigation and compensation as recommended within the Preliminary Ecological Appraisal (Wild Frontier Ecology, October 2021);</li> <li>-Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting;</li> <li>-Boundary treatments.</li> <li>- A timetable of implementation.</li> </ul> <p>Development shall be carried out in accordance with the submitted details.</p>

	<p>Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) 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.</p> <p>Reason: To ensure that the development is adequately landscaped, in the interests of its visual in accordance with Policies LP14 and LP19 of the Fenland Local Plan, 2014.</p>
7	<p>Prior to commencement of development/construction/any works, a Tree Protection Method Statement for the development shall be submitted to and approved in writing by the Local Planning Authority. This Method Statement shall include any root investigation works, how these will be undertaken, how the results will be used to establish how the access road will be constructive, where protective fencing / ground protection is to be setup, when arboricultural supervision will be undertaken, along with other details as required from BS5837:2012. Details shall also be provided as the service locations and where materials are to be stored and mixed on site.</p> <p>Reason: To ensure the protection of trees on and adjacent to the site, during and post construction in accordance with Policies LP16 and LP19 of the Fenland Local Plan, 2014.</p>
8	<p>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:</p> <ul style="list-style-type: none"> <li>a) Summary of potentially damaging activities.</li> <li>b) 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.</li> <li>c) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>d) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>e) Responsible persons and lines of communication.</li> <li>f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>g) Use of protective fences, exclusion barriers and warning signs.</li> </ul> <p>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.</p> <p>Reason: In the interests of the protection of local wildlife in accordance with Policies LP16 and LP19 of the Fenland Local Plan, 2014.</p>

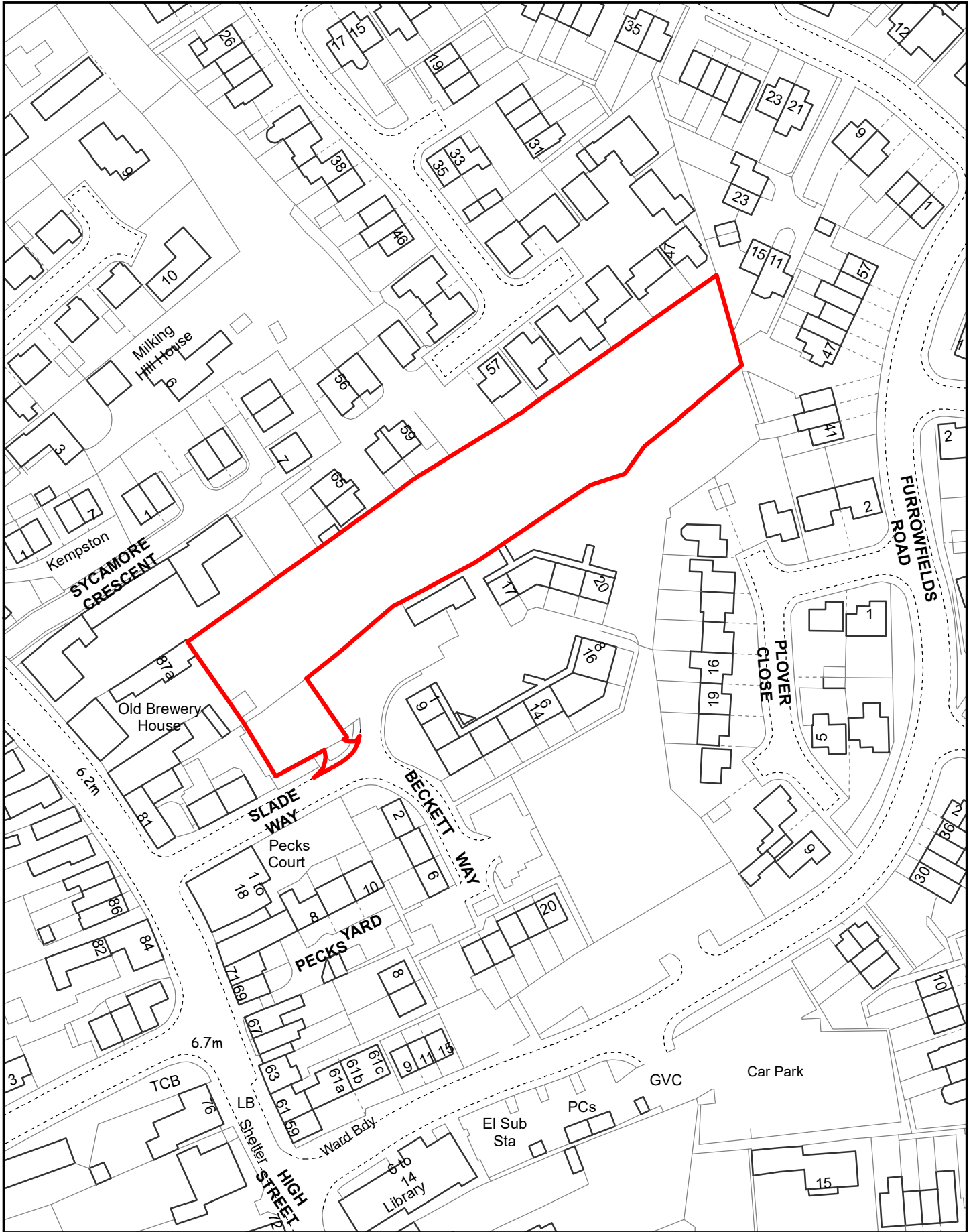
9	<p>Prior to the first occupation of the development the proposed on-site parking, servicing, and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
10	<p>Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the approved plans.</p> <p>Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
44	<p>Prior to the occupation of the first dwelling, 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>
12	<p>No works 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.</p> <p>The scheme shall be based upon the principles within the agreed the Flood Risk Assessment and Sustainable Drainage Strategy (ref: 1962-FR &amp;DS-Rev B) and Technical Letters dated May 2022, Mach 2023, and November 2023, respectively. The Scheme shall also include:</p> <p>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;</p> <p>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;</p> <p>c) Detailed drawings of the entire proposed surface water drainage</p>

	<p>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);</p> <p>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p> <p>e) Temporary storage facilities if the development is to be phased;</p> <p>f) A timetable for implementation if the development is to be phased;</p> <p>g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</p> <p>h) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>i) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>j) Measures taken to prevent pollution of the receiving groundwater and/or surface water</p> <p>The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.</p> <p>Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding in accordance with Policy LP14 of the Fenland Local Plan, 2014 and Section 14 of the National Planning Policy Framework, December 2023.</p>
13	<p>Prior to commencement of development, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in strict accordance with the levels shown on the approved drawing(s). The levels details shall be supported by an assessment of surface water flood depths across the development area to confirm that the proposed finished floor levels for each residential dwelling are above the predicted maximum surface water flood level for their locations.</p> <p>Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding and to safeguard the amenities of the adjoining occupiers in accordance with Policies LP14 and LP16 of the Fenland Local Plan, 2014 and Sections 12 and 14 of the National Planning Policy Framework, December 2023.</p>
14	<p>Prior to development proceeding above slab level, a scheme for the provision of external lighting for the development shall be submitted to</p>



	<p>and approved in writing by the Local Planning Authority. Such a scheme shall include the access road and parking areas lit by columns to BS5489:1 2020 and security lights to dwellings dusk to dawn LED bulkhead lights. The approved details shall be implemented prior to the occupation of the dwelling to which they relate and be 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>
15	<p>Prior to the first occupation of the development hereby approved a refuse collection strategy (and any indemnity if required) 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.</p>
16	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking, amending or re-enacting that order); no gates or other means of enclosure shall be erected across the vehicular access unless hereby approved in writing from the Local Highway Authority.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
17	<p>Notwithstanding the provisions of the Town &amp; Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <ul style="list-style-type: none"> <li>i) alterations including the installation of dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);</li> <li>ii) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);</li> <li>iii) The enlargement of a dwellinghouse consisting of the construction of— <ul style="list-style-type: none"> <li>(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or</li> <li>(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction. (as detailed in Schedule 1, Part 1, Class AA)</li> </ul> </li> </ul> <p>Reasons: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area/conservation area in which it is set.; and to prevent overlooking of neighbouring properties, in the interest of the protection of residential</p>

	amenity in accordance with Policy LP16 of the Fenland Local Plan, 2014.
18	The development hereby permitted shall be carried out in accordance with the approved plans and documents:



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**F/YR22/0848/F**

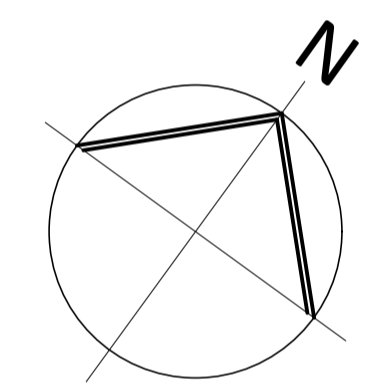
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- ECOLOGY KEY:**  
 (To be read in conjunction with Wild Frontier Report)
- = Integral habit boxes
  - = External habit boxes
- FENCE KEY:**
- 1.8m high close boarded fence. - - - - -
  - 1.8m high close boarded fence. ·····
  - 1.8m facing brick wall (to match dwelling) - - - - -

- MATERIAL SCHEDULE:**
- PLOTS 1, 3, 5, 7:**
- Walls = Buff facing brick.
  - Roof = Grey slate.
  - Windows/doors = White UPVC casement with glazing bars.
  - Rainwater goods = UPVC cast iron effect in black.
- PLOTS 2, 4, 6, 8:**
- Walls = Red facing brick.
  - Roof = Dark red clay tile.
  - Windows/doors = White UPVC casement with glazing bars.
  - Rainwater goods = UPVC cast iron effect in black.



REVISIONS

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CLIENT  
**MR MANNION**

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**

SITE  
**LAND NORTH-EAST OF 81-87 HIGH STREET  
 ACCESSED FROM SLADE WAY  
 CHATTERIS  
 CAMBS**

DRAWING  
**PROPOSED SITE PLAN**

JOB NO. 5706/01J	PAPER SIZE A1	DATE DEC 2021
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**Notes:**  
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All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

**The Construction (Design and Management) Regulations 2015:**  
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.

PROPOSED SITE PLAN 1:200



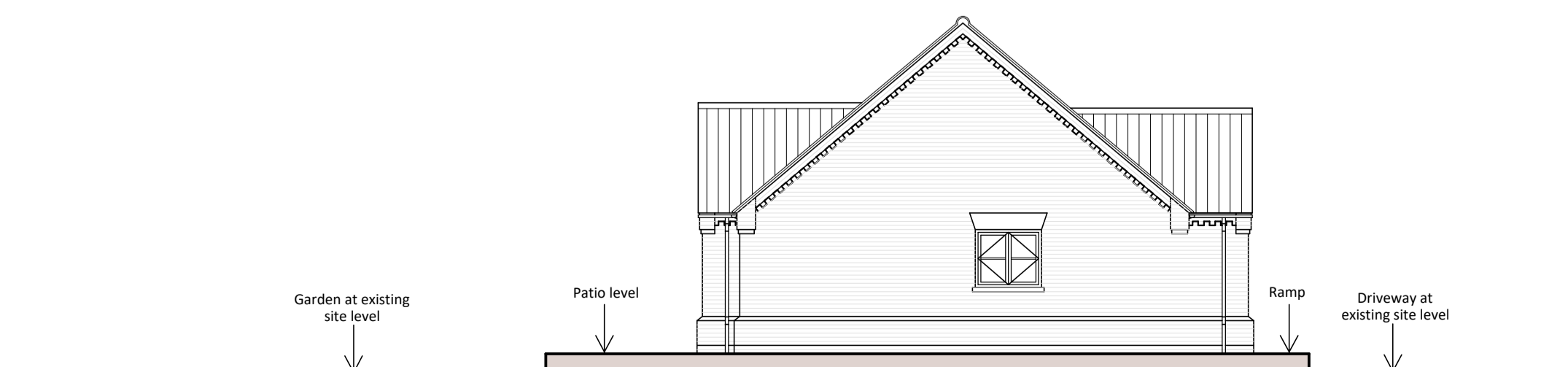
PROPOSED STREET VIEW 1 1:200



PROPOSED STREET VIEW 2 1:200



PROPOSED LONG SECTION AT PLOT 8 1:100 (SHOWING LAND LEVEL INCREASE TO PLOT 8)



PROPOSED SHORT SECTION THROUGH PLOT 8 1:100 (SHOWING LAND LEVEL INCREASE TO PLOT 8)

A -  
REVISIONS



**PETER HUMPHREY ASSOCIATES**

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CLIENT  
MR MANNION

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

SITE  
LAND NORTH-EAST OF 81-87  
HIGH STREET  
ACCESSED FROM SLADE WAY  
CHATTERIS  
CAMBS

DRAWING  
PROPOSED STREET VIEWS

JOB NO.	PAPER SIZE	DATE
5706/09E	A1	DEC 2021

Notes:  
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All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:  
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already been apparent to a competent contractor.