

**Application Ref:** 11/01778/R4FUL

**Proposal:** Erection of 59 dwellings

**Site:** Land West Of, Monarch Avenue, Fletton, Peterborough  
**Applicant:** Larkfleet

**Referred by:** Head of Planning, Transport and Engineering  
**Reason:** In the wider public interest  
**Site visit:** 03.04.2012

**Case officer:** Miss A McSherry  
**Telephone No.** 01733 454416  
**E-Mail:** amanda.mcsherry@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions

**1 Description of the site and surroundings and Summary of the proposal**

The application site covers an area of approximately 1.45 hectares. The land was previously used for allotments, but now is overgrown and unused. The City Council owns the site. The site is bounded to the east by the two storey high residential properties of Monarch Avenue. To the north by allotments, beyond which are residential houses which front on to Fletton High Street. To the south of the site is a bridleway and then the large IKEA distribution centre, and to the east are redundant railway sidings and the East Coast railway line.

Planning permission is sought for the erection of 59 affordable houses, 29 will be affordable rented and 30 will be shared ownership. The development will comprise of 44 x 3 bedroom and 15 x 2 bed properties, all of which are two storeys in height. The houses are a mixture of detached, semi-detached and terraced properties.

A play area is also proposed on site. There is also an attenuation pond for surface water drainage.

Vehicle access to the site is from Monarch Avenue, and the proposed layout allows possible vehicle access to the allotment land to the north should it be required in future.

**2 Planning History**

Reference	Proposal	Decision	Date
05/01187/OUT	Residential development comprising 45 dwellings (social housing)	Application Withdrawn	28/09/2005

### **3 Planning Policy**

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

#### **National Planning Policy Framework (2012)**

Local planning authorities should apply the presumption in favour of sustainable development.

#### **Peterborough Core Strategy DPD (2011)**

##### **CS02 - Spatial Strategy for the Location of Residential Development**

Provision will be made for an additional 25 500 dwellings from April 2009 to March 2026 in strategic areas/allocations.

##### **CS08 - Meeting Housing Needs**

Promotes a mix of housing the provision of 30% affordable on sites of 15 or more dwellings (70% social rented and 30% intermediate housing), 20% life time homes and 2% wheelchair housing.

##### **CS10 - Environment Capital**

Development should make a clear contribution towards the Council's aspiration to become Environment Capital of the UK.

##### **CS13 - Development Contributions to Infrastructure Provision**

Contributions should be secured in accordance with the Planning Obligations Implementation Scheme SPD (POIS).

##### **CS14 - Transport**

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

##### **CS16 - Urban Design and the Public Realm**

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

##### **CS19 - Open Space and Green Infrastructure**

New residential development should make provision for/improve public green space, sports and play facilities. Loss of open space will only be permitted if no deficiency would result.

##### **CS21 - Biodiversity and Geological Conservation**

Development should conserve and enhance biodiversity/ geological interests unless no alternative sites are available and there are demonstrable reasons for the development.

##### **CS22 - Flood Risk**

Development in Flood Zones 2 and 3 will only be permitted if specific criteria are met. Sustainable drainage systems should be used where appropriate.

## **Peterborough Site Allocations DPD (2012)**

### **SA03 - Urban Area**

Identifies sites within the Urban Area that are allocated primarily for residential use

## **Peterborough Planning Policies DPD (2012)**

### **PP01 - Presumption in Favour of Sustainable Development**

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

### **PP03 - Impacts of New Development**

Permission will not be granted for development which would result in an unacceptable loss of privacy, daylight, opportunities for crime and disorder, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution.

### **PP04 - Amenity Provision in New Residential Development**

Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

### **PP12 - The Transport Implications of Development**

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

### **PP13 - Parking Standards**

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

### **PP16 - The Landscaping and Biodiversity Implications of Development**

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

## **4 Consultations/Representations**

**Transport and Engineering Services** – No objections subject to conditions and a financial contribution towards a pedestrian crossing.

**Police Architectural Liaison Officer** – No objection. The layout provides high levels of

natural surveillance. Permeability has been limited to essential areas/routes only. The boundary treatments should address vulnerability to crime. The open space areas along the southern boundary should be designed to prevent vulnerability to crime.

**Pollution Control** – No objections – The conclusion of the noise report are accepted. Due to the previous use of areas adjacent to the site there may be land contamination issues, therefore planning conditions are recommended to address this.

**Wildlife Officer** – No objections - Accepts the findings of the ecology and reptile report. A nesting bird condition should be imposed to safeguard birds during construction. Biodiversity enhancements should be secured by way of a planning condition.

**Drainage Team** – No objections - Further information in respect of the proposed surface water drainage needs to be submitted and agreed. This could be secured by planning condition.

**Archaeological Officer** – No objections - The site may contain preserved features associated with the medieval and post-medieval development of the historic village of Fletton. Therefore an archaeology condition requiring trial trenching is required.

**Environment Agency** - No objection - Subject to the imposition of a surface water drainage condition. The site is adjacent to a historical landfill site, so any risks this former use has to the development site will need to be investigated.

**Natural England** - No objection - Biodiversity enhancements should be secured by way of a planning condition.

**Anglian Water Services Ltd** – No objection - Request the imposition of a surface water disposal condition.

**Rights of Way Officer** – No objection - There is a bridleway along the southern boundary of the site. During construction the right of way must be maintained free of obstructions.

**Peterborough Local Access Forum** – No objection – Supports this proposal which aims to increase sustainable travel by improved access to public transport, footpaths and cycleways and makes good use of a brownfield site for affordable housing.

**British Horse Society**– No objection – The adjacent bridleway will not be affected by the development. During construction consideration should be given to protect the bridleway and its horse users.

**Network Rail Network Rail** – No objection -The site is in close proximity to an electrified railway. The design of proposed fencing and soundproofing should take this into account.

**Councillor I Walsh** – Concerned about the access from Monarch Avenue and the impact of the proposal on existing development

**Councillor B Rush** - Concerned about the access from Monarch Avenue and the impact of the proposal on existing development.

## **Local Residents/Interested Parties**

Initial consultations: 105  
Total number of responses: 2  
Total number of objections: 2  
Total number in support: 0

Two letters of objection have been received from neighbours raising the following points:-

- There has been a lot of recent development in this area, which has had harmful impacts on the High Street and made it very dangerous for pedestrians
- Local schools and medical facilities are already stretched
- Further traffic on Monarch Avenue will impact on children's safety
- Loss of trees/shrubs and habitat wildlife, particularly birds
- The use of access track to the rear of Knights Mews will be increased, which will reduce the security of neighbouring properties
- Health and safety issues
- The land should be retained for allotment use, as allotments are becoming more popular, and this could meet future needs

## **5 Assessment of the planning issues**

The main considerations are:

### **a) The principle of development**

The Site Allocations DPD 2012 document identifies the site as being part of the housing land site allocation site SA3.34. This allocated site extends to 4.12 hectares; however this application site only forms part of it, at 1.45 hectares.

The principle of housing on this site has therefore been found to be acceptable through its allocation through the development plan process. The site allocation states that any application must enable access to the whole site, and the layout has been designed to allow access to the land to the north to be accessed should this be required in future. The principle of housing on the site is therefore acceptable and in accordance with Policy SA3 of the Site Allocations DPD.

### **b) Design and layout**

The proposed residential land use is considered to be compatible with the adjacent residential land use of Monarch Avenue. The properties proposed are all two storey, which is in keeping with the character of the surrounding residential properties.

The proposed layout has undergone a number of revisions to address issues of inadequate separation distances between properties, small gardens sizes, parking etc.

It is considered the revised layout now provides each property with an adequate provision of amenity space, car parking, together with acceptable bin storage and

access arrangements. The houses are now acceptable arranged on site in relation to one another to prevent any unacceptable overbearing or overshadowing impact.

It is considered that the proposal is in accordance with Policies CS16 of the Core Strategy and Policies PP04 and PP13 of the Planning Policies DPD.

**c) The impact on neighbouring sites**

It is considered the houses proposed have been positioned sufficiently distant from the existing properties on Monarch Avenue so as to not result in any unacceptable reduction in current privacy, light levels or have any unacceptable overbearing impact.

As a result of the development there will be more traffic on Monarch Avenue, but this is not considered to be of a level that would unacceptably impact on the residential amenity of these neighbouring properties.

It is not considered the development would unacceptably impact on the neighbouring allotments or distribution warehouse site.

The proposal therefore accords with Policies CS16 of the Core Strategy and Policies PP03 of the Planning Policies DPD.

**d) Ecology**

An ecological assessment was undertaken which found no evidence of badgers or bats. It did however identify the sites suitability for nesting birds, and therefore a planning condition is recommended to protect any birds from construction works during the bird nesting season and the provision of bird boxes within the development to compensate for habitats lost.

A reptile survey was required, as the site was identified as having the potential to support reptiles. This survey however produced a negative result with no animals being recorded on the site. Therefore no mitigation package for reptiles is required.

There will be the loss of trees and shrubs on site, however their quality and amenity value is considered to be limited. Replacement landscape planting will take place by way of a condition.

**e) Drainage**

The flood zone mapping shows the site falls within Flood Zone 1, where it is considered there is low probability of flooding. Residential development is considered appropriate within this Flood Zone. It is considered the proposed development would not cause an increase in flood risk in the wider catchment area from flood flows from the developments drainage, subject to provision of an acceptable surface water drainage design to take into account the increased impermeability of the site. It is considered a sustainable urban drainage system would be a feasible solution, with the use of ponds, swales, permeable paving etc.

The applicant proposes to deal with the surface water drainage via a detention basin on site, with subsequent discharge to the existing surface water drainage network, with flow

rates restricted to the pre-development rates. Full details of the proposed surface water drainage scheme will be needed to be agreed by way of a planning condition.

**f) Highway Implications**

The site will be accessed from Fletton High Street, via Monarch Avenue. Monarch Avenue is a no through road which serves only residential housing, similar to the surrounding Earls Close and Knights Mews.

The concerns raised by residents in respect of increased danger for children and pedestrians have been considered. However in this instance Officers are of the view that the anticipated levels of additional pedestrians, cyclists and motorised traffic generated by the development are not considered likely to have any significant impact on any existing or potential highway safety issues.

Amendments have been made to the layout to address highway concerns, and Officers are now satisfied that the layout is acceptable in highway safety terms. The Local Highway Authority have requested the provision of a financial contribution to be secured by way of a legal agreement to contribute towards the provision of a new pedestrian crossing on the High Street.

**g) Noise**

A noise assessment was submitted in support of the proposal given the proximity of the site to a railway line and commercial development. It categorised the site as being within noise exposure category (NEC) B, which is interpreted as a development site where noise should be taken into account when determining a planning application and where appropriate conditions should be imposed to ensure an adequate level of protection against noise.

The report found that rail noise, from the adjacent railway line was the dominant noise source affecting the site. It did not find that the noise level from the adjacent distribution centre was unacceptably impacting upon the site. The report recommended mitigation measures to allow the development to meet the appropriate noise criteria in accordance with the British Standard. This included increased sound reduction glazing, wall construction, and ventilation measures for windows within 100m of the railway track. A 2m high acoustic fence is also required to protect noise levels in gardens within 100m of the railway track. These measures are recommended to be imposed as conditions to any planning consent.

**h) S106 Obligation**

Under the Planning Obligations Implementation Scheme a S106 Contribution of £324,000 should normally be paid for the development proposed. However the amount has been reduced to £54,000 (plus monitoring fee) to be used for neighbourhood infrastructure (i.e. excluding strategic infrastructure) and £5,000 to be used towards a new pedestrian crossing, in light of the economic viability information submitted by the applicant. The applicant has indicated a willingness to complete a Unilateral Undertaking for the sum sought.

i) **Miscellaneous**

- Residents concerns that schools and medical facilities already overstretched - This has not been raised as an issue by the education or NHS consultees. The proposed Planning Obligation Implementation Scheme contribution that would be sought as part of this development would be used to help fund any identified deficiencies in local services that this development would impact upon.
- Residents concerns that this former allotment land should be kept for any future demand - The land has been formally decommissioned as allotment land, and allocated through the local development plan process as being suitable for housing land therefore retention to meet any future need is not deemed to be feasible.

## **6 Conclusions**

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

- The site is allocated for housing use in the Site Allocations document, therefore the principle of residential use is acceptable and in accordance with Policy SA03 of the Site Allocations DPD.

- The development provides an acceptable safe vehicle access to the site, together with sufficient car parking. Therefore the proposal would not have any adverse impact upon highway safety. This is in accordance with Policy PP12 of the adopted Planning Policies DPD.

- The proposal would not have any unacceptable adverse impact upon the amenities of existing neighbouring properties and therefore is in accordance with policy PP3 of the adopted Planning Policies DPD.

- Subject to the imposition of conditions to deal with surface water drainage the proposal is in accordance with Policy CS22 of the adopted Core Strategy DPD.

- Biodiversity enhancements are to be secured by way of a planning condition, in accordance with Policies PP16 of the adopted Planning Policies DPD and CS21 of the adopted Core Strategy DPD.

- Subject to the imposition of conditions, the risk of contaminated land can be appropriately managed.

## **7 Recommendation**

The Head of Planning, Transport and Engineering Services recommends that planning permission is **GRANTED** subject to the following conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**



Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C2 No development other than ground works and foundations shall take place until details/samples of the following have been submitted to and approved in writing by the Local Planning Authority;**  
**Wall, render and roofing materials (samples)**  
**Windows and external doors including roof lights (details);**  
**Cills lintels and external steps (details);**  
**Rainwater goods (details);**

**The samples and details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall thereafter be carried out in accordance with the approved details.**

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the adopted Core Strategy DPD.

- C3 No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation for evaluation by trial trenching has been submitted to, and approved by, the Local Planning Authority in writing. No development shall take place unless in complete accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.**

Reason: to secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Policy CS17 of the adopted Peterborough Core Strategy DPD and the National Planning Policy Framework, particularly paragraphs 128 and 141.

- C4 No construction/demolition/excavation works or removal of hedgerows/site clearance works shall be carried out on site between the 1 March and 31 August inclusive in any year, unless it has been demonstrated to the Local Planning Authority that immediately prior to the proposed commencement of works a survey has been undertaken to show that the site is free of nesting birds.**

Reason: To protect features of nature conservation importance, in accordance with Policy CS21 of the Core Strategy.

- C5 Prior to the commencement of development a scheme of surface water drainage for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority.**

**Full details and the confirmation the scheme is as described, should be provided at detailed design stage. This should include but is not limited to:-**

- **Details of the ownership and responsibilities of maintenance of all drainage elements for the lifetime of the development, plus maintenance programme.**
- **Actual storage calculations to be provided, the drainage strategy currently states approximate volumes**
- **Full details of the proposed pond**
- **Confirmation that the discharge is still to be to the ditch**
- **Provide further details of how the flow will ensure the development will not pose a flood risk elsewhere**

**The scheme shall thereafter be implemented in accordance with the approved details before the development is completed.**

Reason: To prevent the increased risk of flooding on and off site, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these, in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011) and NPPF (2012)

- C6 Prior to the occupation of any dwelling the pedestrian visibility splays associated with that dwelling shall be provided. These splays shall thereafter be maintained free from any obstruction over a height of 600mm.**

Reason: In the interests of the safety of all users of the public highway in accordance with emerging policy PP12 of the Peterborough Planning Policies DPD (Submission Version incorporating the modifications recommended by the Inspector following examination).

- C7 The roads and footways linking any dwelling with the public highway shall be constructed to base course level prior to the occupation of that dwelling.**

Reason: In the interests of the safety of all users of the public highway in accordance with emerging policy PP12 of the Peterborough Planning Policies DPD (Submission Version incorporating the modifications recommended by the Inspector following examination).

- C8 Prior to the commencement of any development a construction management plan shall be submitted to and approved by the Local Planning Authority. The construction Management Plan shall include( but not exclusively) the following:-**

- **Haul Routes to and from the site**
- **Hours of working**
- **Parking, Turning and Loading/Unloading areas for all construction/contractors**
- **vehicles**
- **Site compounds/storage areas**

- **Temporary Access points**
- **Wheel cleansing facilities capable of cleaning the underside of the chassis and wheels of all vehicles entering and leaving the site during the period of construction.**

Reason: In the interests of the safety of all users of the public highway in accordance with emerging policy PP12 of the Peterborough Planning Policies DPD (Submission Version incorporating the modifications recommended by the Inspector following examination).

**C9 No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:**

**(i) a survey of the extent, scale and nature of contamination;**

**(ii) an assessment of the potential risks to:**

- **human health,**
- **property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,**
- **adjoining land,**
- **groundwaters and surface waters,**
- **ecological systems,**
- **archaeological sites and ancient monuments;**

Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121.

**C10 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.**

Reason: To ensure the proposed remediation plan is appropriate and in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121.

- C11 The remediation scheme shall be implemented in accordance with the approved timetable of works. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.**

Reason: To ensure the proposed remediation plan is appropriate and in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121.

- C12 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.**

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121.

- C13 The development shall be carried out in accordance with the approved Noise Assessment dated 23<sup>rd</sup> December 2011 and the mitigation measures set out therein. These measures shall be put in place before the dwellings to which they relate are occupied. No occupations shall take place until the 2 metre high acoustic fencing along the western boundary of the site have been erected to protect the gardens of plots 22-30, and 31 as they are within 100m of the railway line.**

Reason: To protect the amenity of future residents, and to accord with policy PP4 of the Planning Policies DPD and NPPF (2012).

- C14 Notwithstanding the submitted information and prior to the commencement of any development full details for the laying out of the Public Open Space and associated play equipment shall be submitted to and approved in writing by the Local Planning Authority. The Public Open Space and play equipment shall thereafter be laid out in accordance with the approved details within 6 months of the last dwelling being first occupied or within 3 years of commencement of development whichever is the latest.**

Reason: In the interest of ensuring future residents have adequate access to Public Open Space and in the interest of the visual amenity of the area, in accordance with Policy CS16 of the adopted Core Strategy DPD.

- C15 Prior to the first occupation of any dwelling a scheme of bird and bat boxes including details of their location and design shall be submitted to and approved in writing by the Local Planning Authority. The development shall therefore be carried out in accordance with the approved details.**

Reason: In the interests of biodiversity in accordance with policy CS21 of the adopted Core Strategy and the NPPF.

- C16 The development shall be constructed so that it achieves a Target Emission Rate of at least 10% better than building regulations at the time of building regulation approval being sought.**

Reason: To be in accordance with Policy CS10 of the Peterborough Core Strategy DPD (2011).

- C17 Notwithstanding the details hereby approved the "approach" to the principal entrance to the dwellings, being the entrance that would be used by visitors arriving by car, shall be level (not exceeding a gradient of 1 in 15) unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order to meet the needs for access for all in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

- C18 Within three months of the commencement of development details of external lighting shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: In the interests of residential amenity and to protect wildlife in accordance with policy CS16 and CS21 of the Peterborough Core Strategy DPD (2011).

- C19 There shall be no land raising on site, and slab floor levels shall not be more than 200mm above existing ground levels, unless full details are submitted to and approved in writing by the Local Planning Authority.**

Reason: In order to protect and safeguard the amenities of the adjoining and future occupiers, in accordance with Policy CS16 of the adopted Core Strategy DPD.

- C20 All of the dwellings on the site shall be 'affordable' as defined in the supporting statement to Policy CS8 in the Peterborough Core Strategy DPD 2011.**

Reason: As a result of the development being 100% affordable, it has been demonstrated that the development would not be viable unless a reduction in the scale of contribution required by Policy CS13 of the Peterborough Core Strategy DPD 2011 and the associated Planning Obligation Implementation Strategy (2010) is given.

- C21 Notwithstanding the submitted information, no development other than ground works and foundations shall take place until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include the following details of the maintenance schedules. The development shall thereafter take place in accordance with the approved details.**

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policy PP16 of the adopted Planning Policies DPD.

- C22 Notwithstanding the submitted information, no development other than ground works and foundations shall take place until a scheme for the soft landscaping of the site has been submitted to an approved in writing by the Local Planning Authority. The scheme shall include the following details:-**
- Planting plans including retained trees, species, numbers, size and density of planting

The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier, or in case of the public open space its completion.

Any trees, shrubs or hedges forming part of the approved landscaping scheme which would include any landscaping within the Public Open Space (but not contained in enclosed rear gardens to individual dwellings) that die, are removed, become diseased or unfit for purpose [in the opinion of the LPA] 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 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.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policy PP16 of the adopted Planning Policies DPD.

- C23 In this condition "retained tree and hedges" means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of twelve months from the date of the occupation of the building for its permitted use.**

(a) No retained tree or hedge shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work);

(b) If any retained tree or hedge is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority;

(c) The erection of fencing for the protection of any retained tree and hedges shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to

**the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.**

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

- C24 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. This shall include details of the proposed fencing around the pond. Development shall be carried out in accordance with the approved details and shall be completed before first occupation.**

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy CS of the Peterborough Core Strategy.

Copy to Councillors Rush B, Walsh I, Cereste M

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