

Application Ref: 14/00857/R4OUT

Proposal: Residential development for up to 55 dwellings, means of access, open space and associated works

Site: Land At, Guilsborough Road, Eye Green, Peterborough

Applicant: O&H Properties Ltd

Agent: David Lock Associates

Referred by: **Cllr Harrington**

Reason: Overdevelopment, highway and parking issues.

Site visit: 30.05.2014

Case officer: Miss A McSherry

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Recommendation: **GRANT** subject to the signing of a legal agreement and relevant conditions

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

Site and Surroundings

The site is located within Eye Green. The application site covers an area of 3.18 hectares, including housing site allocation SA5.4 (2.44ha). The site is currently a vacant brownfield site. It was formerly the Northam Brickworks, which closed in 1990. The chimneys and associated works have been removed. To the north of the site are the residential properties of Pershore Way and Crowland Rd, the Eye Green Gravel Pit County Wildlife Site and the Eye Green Local Nature Reserve. To the south of the site is the A47, and to the west beyond Crowland Road there is a hotel, petrol filling station and MacDonalDs restaurant.

Proposal

The application seeks outline planning permission for up to 55 dwellings. Access is being committed at this stage with all other matters being reserved for detailed assessment at a later stage. One single vehicle access point is proposed from Guilsborough Road.

Whilst all matters other than access are being reserved until later, an illustrative layout plan has been submitted to demonstrate how 55 dwellings could be achieved on the site. This plan is for illustrative purposes only and would not form part of any planning approval.

2 Planning History

Reference	Proposal	Decision	Date
13/00006/SCREEN	Request for EIA Screening opinion for the construction of up to 55 dwellings	Comments	03/09/2013

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)

Section 1 - Economic Growth

Planning should encourage sustainable growth and significant weight should be given to supporting economic development.

Section 4 - Assessment of Transport Implications

Development which generates a significant amount of traffic should be supported by a Transport Statement/Transport Assessment. It should be located to minimise the need to travel/to maximise the opportunities for sustainable travel and be supported by a Travel Plan. Large scale developments should include a mix of uses. A safe and suitable access should be provided and the transport network improved to mitigate the impact of the development.

Section 7 - Good Design

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design

Section 11 - Re-use of Previously Developed Land

Should be encouraged provided that it is not of high environmental value.

Section 11 - Biodiversity

Development resulting in significant harm to biodiversity or in the loss of/deterioration of irreplaceable habitats should be refused if the impact cannot be adequately mitigated, or compensated. Proposals to conserve or enhance biodiversity should be permitted and opportunities to incorporate biodiversity into new development encouraged.

Development within or outside a Site of Special Scientific Interest or other specified sites should not normally be permitted where an adverse effect on the site's notified special interest features is likely. An exception should only be made where the benefits clearly outweigh the impacts.

The presumption in favour of sustainable development does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered or determined.

Section 11 - Noise

New development giving rise to unacceptable adverse noise impacts should be resisted; development should mitigate and reduce to a minimum other adverse impacts on health and quality of life arising. Development often creates some noise and existing businesses wanting to expand should not be unreasonably restricted because of changes in nearby land uses.

Peterborough Core Strategy DPD (2011)

CS01 - Settlement Hierarchy and the Countryside

The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where key criteria are met.

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)

SA04 - Village Envelopes

These are identified on the proposals map. Land outside of the village envelope is defined as open countryside.

SA05 - Key Service Centres

Identifies the sites within the Key Service Centres which 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.

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.

PP14 - Open Space Standards

Residential development (within Use Classes C3 and C4) will be required to provide open space in accordance with the minimum standards. The type of on-site provision will depend on the nature and location of the development and the needs of the local area.

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.

Community Infrastructure Levy (CIL) Regulations 2010

Paragraphs 203-205 of the National Planning Policy Framework: Planning Conditions and Obligations:

Requests for planning obligations whether CIL is in place or not, are only lawful where they meet the following tests:-

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In addition obligations should be:

- (i) relevant to planning;
- (ii) reasonable in all other respects.

Planning permissions may not be bought or sold. Unacceptable development cannot be permitted because of benefits/inducements offered by a developer which are not necessary to make the development acceptable in planning terms. Neither can obligations be used purely as a means of securing for the local community a share in the profits of development.

4 Consultations/Representations

Archaeological Officer

No objections - recommend monitoring and recording of all groundwork be secured by condition.

Cambridgeshire Fire & Rescue

No objections – Adequate provision should be made for fire hydrants, this can be secured by condition.

Drainage Team

No objections – Additional information would be required to support the proposed drainage and flood risk management scheme. This could be secured by way of a planning condition.

Environment Agency

No objection – Subject to the imposition of a condition in respect of the provision of mains foul sewage infrastructure.

Highways Agency

No objection – The A47 trunk road is unlikely to be detrimentally affected. The noise attenuation barrier along the site's boundary cannot be within the public highway and will not be maintained by the Highways Agency.

Minerals and Waste Officer (Policy)

No objection – The site lies adjacent to but not within a Minerals Safeguarding area.

Natural England - Consultation Service

No objection – It is not considered the proposal would have any negative impact on the nearby Dogsthorpe Star Pit, and Eye Gravel Pit Sites. Natural England has standing advice on Protected Species. The impact of developments on priority habitats, should be avoided, mitigated for, or compensated for. This site would benefit from enhanced green infrastructure. The impact of development on the adjacent Local Nature Reserve must be fully considered. Landscape and biodiversity enhancements should be secured.

North Level District Internal Drainage Board

No objection – Supports the method of surface water discharge proposed in the Flood Risk Assessment. A development levy will be required for dealing with the run off from the site. Formal land drainage consent will also be required for the surface water discharge.

Police Architectural Liaison Officer

No objection – There are currently no known crime risks at the site as unused and fenced off from Guilsborough Road. The specific crime prevention/deterrent measures can be provided once the specific layout, house types, surveillance of play space, parking etc are known at the reserved matters stage.

Pollution Team

No objection – The conclusion of the acoustic noise report are accepted, including the provision of a 3m and 2m high acoustic fence, and alternative ventilation capable of purge and rapid cooling (acoustic trickle vents will not be acceptable for these purposes). A noise mitigation condition should be imposed. The Phase 2 Ground Contaminated Land Assessment recommends further ground investigations, once the exact site layout and nature of development is known, this can be secured by way of a Planning Condition.

Transport & Engineering Services

No objections – subject to conditions and informatives

Travel Choice

No objections – Householder travel information packs, to encourage sustainable travel modes should be secured.

Wildlife Officer

No Objection – The initial objection to the loss of the Open Mosaic Habitat (OMH), and the loss of 0.5ha of Eye Green Gravel Pit County Wildlife Site, has been overcome by the agreement to provide suitable off site habitat to mitigate for its loss. This will be negotiated and secured through the S106 legal agreement. The ecological approach to the protection of protected species is considered to be acceptable.

The Wildlife Trusts (Cambridgeshire)

Objection – The proposal has not sufficiently considered the potential impact on the open mosaic habitat (OMH) on the application site, and the impact on the adjacent Eye Green Local Nature Reserve/County Wildlife Site. The proposal will result in the loss of OMH which is a nationally recognised habitat of principal importance, therefore the proposal must include mitigation/compensation measures specifically to address this loss. We would suggest the Local Nature Reserve (LNR) boundary should be clearly defined on site, and suggest the land of the LNR is transferred to PCC. Increased visitor pressure and access are the main areas of concern for the LNR. The use of appropriate boundary materials should guide people to one formal access point, to prevent health and safety risks. We object to the creation of a car park for the reserve. The Reserve is a resource for local people and people should be encouraged to walk or cycle to the reserve, rather than drive. We would support cycle parking for users of the Reserve. There are current problems with unauthorised access to the Reserve from the layby on the A47, a new boundary treatment could deter this. Further clarity is required in respect of how the S106 contribution for the Local Nature has been reached and what it is supposed to cover. In respect of drainage, there is a need to prevent backflow into the lake, and to come up with a strategy for

managing the drainage channel (targeting habitat improvements for water voles if appropriate).

GeoPeterborough (Sites Of Interest)

No objection – We request that during the initial phase of the development GeoPeterborough is provided with the opportunity to record and sample temporary excavations associated development. This will add to our current understanding and interpretation of the palaeoenvironment of the Fen Basin and the Eye Gravel SSI.

Strategic Housing

No objection - 30% on site affordable provision is required. 70% of which to be in the form of affordable rented homes and 30% intermediate homes. There will also be a requirement of 20% of the dwellings to be Lifetime Homes standards. If more than 50 dwellings are proposed, there is an additional requirement of 2% of the dwellings to be built as wheelchair homes.

Buglife

Objection – The site is almost entirely Open Mosaic habitat on previously developed land, a habitat of Principal importance under Section 41 of the Natural Environment and Rural Communities Act (2006). This mosaic includes a diverse range of habitats that have developed on site since the site clearance. Many of these habitats will complement those on the adjacent Local Nature Reserve/County Wildlife site. The ecological assessment states the site will contain a favourable habitat for a diverse range of invertebrate species, but has not undertaken invertebrate surveys to determine exactly what species are on site. Buglife consider invertebrate surveys must be undertaken, to influence sufficient mitigation. The mitigation proposed is not sufficient. Object to the increased site size and number of dwellings from that of the Site Allocation in the Development Plan 3.18 ha from 2.44 ha, and 55 dwellings from 35 dwellings.

Eye Parish Council

Objection – This is an over development of the site. The site was designated by Peterborough City Council for 35 houses.

Stewart Jackson MP

Objection – This represents an over intensive use of the site, significantly above the indicative residential numbers agreed by the Planning Inspectorate, in the Core Strategy and Site Allocations documents, of 35 and not 55 homes. The development will cause problems in respect of traffic movements, parking and traffic infrastructure and access and egress to Crowland Road, the bypass, and Eye village. Extra residential development will put further pressure on core public services in Eye, especially health and school provision, and will impact on the residential amenity of the residents in Pershore Way.

Cllr Harrington

Objection – On the grounds of over development, together with highway and parking issues.

Local Residents/Interested Parties

Initial consultations: 30

Total number of responses: 12

Total number of objections: 12

Total number in support: 0

Objections have been received from 12 residential households in the surrounding area, on the following grounds:-

- Too many dwellings proposed. 35 dwellings proposed in site allocation, why are 55 now proposed?
- The Site Allocations development plan document signed off by the Planning Inspectorate identifies the site as being suitable for 35 dwellings.
- The site size and number of dwellings was limited through the Site Allocations Process

- to mitigate against potential adverse impacts on the Local Nature Reserve.
- The Highways Agency raised concerns during consideration of the site through the Site Allocation Document about the potential need for improvements to the A47, due to the road reaching capacity in this area.
- Schools, doctors, dentists, shops and local infrastructure, cannot cope with this increased growth
- Local children already have to travel to schools further away as there is not sufficient space at the local primary
- Stop expanding this village
- Negative impact on surrounding area and Nature Reserve
- Increase in traffic, parking and access issues
- This extra traffic will cause traffic congestion at peak times
- Users of the Nature Reserve and new housing will cause further parking and access problems on Guilsborough Road, even with the provision of a car park for the Reserve.
- Negative impact on the quality of life of surrounding residents
- Eye is already overdeveloped
- Lack of public open space in area
- Lack of parking this high density development will create
- On street parking already a problem in the area, particularly Verde Close/Newstead Close.
- Impact during construction
- The level of development will have an overbearing impact on the Nature Reserve
- The amount of housing would not be in keeping with the adjacent housing in Pershore Way.
- Allowing development so close to the A47 will preclude the ability to dual it in future
- There needs to be a buffer zone of land between development and the A47 and adjacent nature reserve

5 Assessment of the planning issues

The main considerations are:-

a) The principle of development

The 3.18 hectare application site comprises of the 2.44 hectare housing allocation site, SA5.4, which was identified in the Site Allocations DPD (2012) as providing an indicative 35 dwellings. It also comprises 0.74 hectares of additional land, adjoining but not within the site allocation site.

All of the application site is contained within the village envelope of Eye Green.

As part of the identification of the site allocation site boundary, through the Site Allocations Development Plan Document process, this current larger site area was considered, however it felt that the allocated site should not include any of the adjacent County Wildlife Site (CWS) to give an ecological buffer area with the adjacent Lake, and so the smaller allocated sized site was adopted. It was also identified that any proposed development on this site would also need to mitigate against any potential impacts on the Local Nature Reserve.

Therefore whilst the principle of residential development is acceptable the loss of 0.5 hectares of CWS and the potential impacts and proposed mitigation on the Local Nature Reserve are key issues in determining whether the larger site area, is also acceptable in principle for residential development.

b) Transport

The application is supported by a Transport Assessment (TA) which assesses the impact of

the development on the surrounding road network. This is based on a development of 55 dwellings.

A full TA was submitted to determine whether the impact of the development on the Crowland Rd/Guilsborough Rd roundabout would cause queuing back onto the A47/Crowland Road roundabout. The requirement for this came from the Highways Agency, as they are the Authority responsible for Trunks Road, such as the A47.

The Highways Agency has considered the assessment and concluded the A47 is unlikely to be detrimentally affected by the proposed development and so raises no objections. They note the intention to erect a noise barrier along the length of the sites boundary adjacent to the A47, and state that this should not be placed on highway land and must be maintained by a third party, as the Highways Agency would not take on the maintenance liability.

The Local Highway Authority is mainly interested in the impact on the Guilsborough Rd/Crowland Road roundabout. The transport modelling shows that the impact on the roundabout would be minimal, which would be expected for a development of this size. This conclusion is accepted by the Local Highway Authority.

Car and cycle parking requirements would be required to be provided in line with Policy PP13 of the current Planning Policies DPD, however these specific layout details would be assessed at the Reserved Matters stage.

The site access layout plan indicates a 5m wide carriageway extending from the existing spur. This is acceptable in principle, however it is not clear why the footways are also not shown extending from the spur. The Local Highway Authority is satisfied an acceptable vehicle access can be achieved into the site, so the specific details of it, including footpaths can be dealt with by way of a planning condition.

The Local Highway Authority and the Highways Agency raise no objection to the proposal on highway safety or highway capacity grounds, subject to the imposition of conditions. The proposal is therefore considered to be in accordance with Policies CS14, and PP12 of the Core Strategy and Planning Policies DPD.

c) Noise

A noise assessment has been submitted in support of the application, due to noise that would be experienced on site from the adjacent A47 and Crowland Road.

The report concludes that the predicted noise levels across the majority of the site is acceptable for outdoor amenity areas. This is on the basis that a set-back distance of 45m from Crowland Road should be used if gardens are proposed in this area. Gardens are not suitable facing onto the A47 Thorney Road in the south east of the site. This will need to be factored into any proposed layout at the Reserved Matters stage.

Mitigation is required to reduce the internal noise levels to an acceptable standard. A 3 m high acoustic barrier has been recommended for the south west corner (adjacent to the junction of Crowland Roads and the A47 Thorney Road) and in the south east of the site. A 2 m high barrier has also been recommended on top of the existing embankment to the south of the site.

Additional on plot mitigation is required mainly for the houses over-looking the roads. The house specific mitigation proposals, will be assessed at the Reserved Matters stage when the exact layout and house types are known.

The Pollution Control Officer accepts the conclusions of the acoustic noise report, including the provision of a 3m and 2m high acoustic fence, and on plot mitigation, to provide an

acceptable noise environment for future residential occupiers. The noise mitigation scheme should be secured by way of a Planning Condition.

d) Ecology impacts

An ecological appraisal was submitted in support of the application.

The proposed scheme would result in the loss of approximately 2.5ha of Open Mosaic Habitat (OMH). This is classed as Brownfield land which is suitable for invertebrates. This also includes the loss of approximately 0.5ha of Eye Green Gravel Pit County Wildlife Site which is not included in the Site Allocation DPD.

The initial area proposed by the applicant to be retained and/or enhanced for OMH plants and invertebrates was not considered to be sufficient mitigation for what was being lost. The Wildlife Trust, Buglife and the Council's Wildlife objected to proposal on this basis. The applicant is therefore currently in discussion with the Council's Wildlife Officer in respect of a provision of an off-site mitigation package to be secured through the S106 Legal Agreement, to suitably compensate for the loss of this OMH on site. OMH can, unlike other habitats, easily be recreated on other sites. Officers consider that subject to securing appropriate off site habitat mitigation the loss of the 2.5 hectare OMH, including the 0.5 hectares of CWS would be acceptable, as it is a small amount of the overall CWS, and its loss would not harmfully impact on the remaining CWS. It is also considered that the impact of the housing on the remaining LNR could be dealt with by both planning conditions and at the detailed layout Reserved Matters stage, to ensure there is an appropriate interface between the two sites and that a suitable transition occurs between the built form and Nature Reserve to prevent any damage to it. On the basis of this revised approach to the loss of habitat and subject to agreeing a suitable mitigation package, the City Council's Wildlife Officer's objection has been overcome.

Protected Species

Great Crested Newts (GCN):- The proposed development will not directly affect any water bodies, however a medium population of GCN is known to be present within the adjacent nature reserve. The application site provides suitable terrestrial GCN habitat, therefore, whilst no site surveys have been carried out, it can be assumed that GCN (and other amphibian species) are likely to be present within the application site.

The proposed approach to mitigate impacts to GCN involves a capture and translocation programme with the nearby local nature reserve acting as the receptor site to accept the trans-located newts. This approach is accepted by the Council's Wildlife Officer.

Reptiles: – The reptile survey carried out found no evidence of reptiles on the site.

Bats: - The site has no bat roosts on site, however bats are known to utilise the lake and habitats surrounding the site. Therefore external lighting should be minimised and designed to prevent light pollution to bats, bat friendly planting and a range of bat roosting features should be incorporated into the scheme. These measures can all be dealt with by way of a planning condition.

Water Voles: - The Report identified the presence of water voles in North Level drainage ditch, to which this site will drain. A thorough survey of the ditches is required to be carried out and a water vole mitigation strategy produced, which should include suitable enhancement measures, the detail of which can be dealt with by way of a Planning condition.

Nesting Birds/Hedgehogs: - The Report identifies habitats and features within the site which are likely to support nesting birds and hedgehogs. Therefore before any site works on site

which may affect these species, through site checks must be undertaken to establish if they are present and if so the necessary ecology mitigation measures used to ensure their protection. This can be dealt with by planning condition.

e) Amount of development

This is an outline application, and with the exception of access all other matters are reserved for consideration at the detailed design stage (the reserved matters). Outline consent is being sought for up to 55 dwellings. An indicative layout has been submitted in support of the application but this is for illustrative purposes only and not for approval. Having reviewed the illustrative layout, whilst it is felt that improvements could be made, it provides a sufficient level of comfort for Officers to recommend approval of this outline application for up to 55 dwellings, as other design solutions are possible and the mix of units is not set. If the detailed layout at reserved matters stage demonstrates that with all the site constraints 55 dwellings cannot be accommodated, then the site will have to be developed for a fewer number of dwellings.

Therefore whilst the concerns of the local residents, Parish Council, Councillor and MP are understood, it is considered that with the re-provision of the habitat to be lost, and with suitable measures put in place to protect the remaining LNR, that an increased site area and an uplift in the number of dwellings could be accommodated.

f) Local Services

Education/Health Provision – This is an allocated site for housing redevelopment, therefore the impacts on local education and health services were considered as part of the allocation process. Whilst the number of houses has increased, part of the POIS S106 contribution for each of the houses to be built, includes money that will be put specifically towards education and health and adult social care, to help meet the needs of this development. The Education department or Health Service have not raised any objection to the proposed development.

g) Drainage

The site is located within Flood Zone 1, an area of low probability of flooding. A Flood Risk Assessment has been submitted in support of the application. The adjacent Lake in the nature reserve has very high water quality, therefore discharge of surface water from the site to it was not permissible. The preferred strategy is therefore to drain surface water to the North Level's Internal Drainage Board's existing network to the east of the site, using a system of swales and pipes.

The North Level Internal Drainage Board supports this method and has raised no objections.

Peterborough City Council's Drainage Officer raises no objection in principle but requires the submission of additional information to support the scheme. This can be dealt with by way of a planning condition.

h) S106

Under the City Council's Planning Obligations Implementation Scheme (POIS) a S106 Contribution is sought in line with the contribution table below.

Studio Flat	£2,000
1 Bed Flat	£3,000
2 Bed Flat	£4,000
3+ Bed Flat	£5,000
1 Bed House	£3,000
2 Bed House	£4,000
3 Bed House	£6,000
4 Bed House	£8,000
5+ Bed House	£9,000

This formula approach will be secured through a S106 legal agreement, and the final contribution calculated at the reserved matters stage, when the exact number of properties and their number of bedrooms is known.

A 30% on site affordable provision (with a 70/30 split in rented and shared ownership) is also proposed in line with policy. Policy CS8 also seeks the provision of 20% Lifetime Homes, and 2% wheelchair (if more than 50 dwellings are secured). These can be secured by way of a planning condition should planning permission be granted.

Policy PP14 of the adopted Planning Policies DPD requires the provision of on-site open space. Under this policy 3.85 hectares of open space is required per 1000 people which equates to approximately 95 sq metres per dwelling (assuming an average household size of 2.46 people as per the latest census information). For 55 dwellings this equates to 5225sq metres (or 0.52 hectares). This outline application proposes 0.64 hectares of open space. The amount of on-site open space proposed is therefore considered to be acceptable. The detailed design and positioning of the open space will come forward at the reserved matters stage and the amount will be secured through the legal agreement.

Householder travel packs are also required to encourage the use of sustainable travel modes.

The indicative layout shows the provision of a car park for the adjacent Nature Reserve. The feasibility of this, its ongoing maintenance and security are all issues that are currently being explored with the applicant, and should agreement be reached, the provision of the car park, will be secured through the legal agreement. However, the acceptability of this housing development, is not reliant on the provision of this car park for the adjacent Nature Reserve, therefore should this car park not be provided, planning permission could not be refused on this basis.

All the above issues will all be secured through a suitably worded S106 legal agreement.

The proposal is therefore considered to comply with policy CS13, and CS8 of the adopted Core Strategy.

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 weighing against relevant policies of the development plan and specifically:

- The principle of residential development on the site is acceptable.
- An acceptable vehicle access into the site can be achieved and there is capacity with the existing highway network to accommodate the level of traffic that would be generated by this development.
- Subject to securing adequate off site Open Mosaic Habitat to compensate for that lost on site, and ensuring suitable protection of habitats and protected species, both on this site and the adjacent Local Nature Reserve/County Wildlife Site, the ecological impacts of the proposed development are considered to be acceptable.

- Subject to conditions, appropriate noise mitigation can be provided to ensure acceptable noise levels are achieved.
- Subject to conditions the site can be adequately drained and mitigation measures secured to deal with ground contamination.
- A legal agreement is sought to secure affordable housing, on site open space provision, POIS, Compensatory Open Mosaic Habitat, and Householder Travel Information Packs.

The proposal is therefore in accordance with Policies CS2, CS8, CS10, CS13, CS14, CS16, and CS21, CS22 of the Peterborough Core Strategy DPD (2011), and Policies PP01, PP03, PP04, PP12, PP14, and PP16 of the Peterborough Planning Policies DPD (2012).

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to conditions and the completion of a S106 Agreement:

- C1 Approval of details of the access, appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.**

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C2 Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access, appearance, landscaping, layout and scale shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.**

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C4 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C5 The development hereby approved shall be carried out in accordance with the following approved details:-**

- **Site Location Plan (OHP003-101 A)**
- **Site access layout (27273/002 C)**
- **Application boundary plan (OHP003-102 B)**
- **Topographic survey (ASC.13.078)**
- **Existing Site Plan (OHP003-103 A)**

Reason: For the avoidance of doubt to ensure that the development complies with the information which it has been assessed on the basis of.

- C6 No development shall take place/commence until a watching brief programme of archaeological work including a Written Scheme of Investigation 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, should any archaeology of importance be found further on site archaeological investigation works may be required. The approved scheme shall be implemented in full including any post development requirements.**

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 paragraphs 128 and 141 of the National Planning Policy Framework (2012), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

- C7 Prior to the commencement of construction, a scheme for the provision of fire hydrants to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.**

Reason: In the interests of general amenity and fire safety, in accordance with Policy CS16 of the Core Strategy DPD 2011.

- C8 Prior to the commencement of development other than ground/enabling works a scheme, including phasing, for the provision of mains foul water drainage including on and off site connections shall be submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.**

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011) and NPPF (2012)

- C9 Prior to the commencement of development other than ground/enabling works, details of the tie between the existing carriageway and the new site access shall be submitted to and approved in writing by the Local Planning Authority. The access shall be implemented in accordance with the approved plans prior to the occupation of any dwelling.**

Reason: In the Interests of highway safety in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD.

- C10 Prior to the commencement of development other than ground/enabling works, details of a pedestrian/cycle route to link the development with the existing Green Wheel Cycleway shall be submitted to and approved in writing by the Local Planning Authority. The route shall be implemented in accordance with the approved plans prior to the occupation of any dwelling.**

Reason: In the Interests of highway safety and to promote the use of non-car modes to travel to and from the site in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD.

- C11 Adequate cycle parking spaces for each dwelling shall be provided in accordance with the current Peterborough City Council Guidance and should be implemented prior to the occupation of that dwelling.**

Reason: In the Interests of promoting the use of non-car modes to travel to and from the site in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD.

C12 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**
- **A scheme for controlling dust, arising from building and site works**
- **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.**
- **Hours of working**
- **Parking, Turning and Loading/Unloading areas for all Construction/contractors vehicles**
- **Site compounds/storage areas**
- **Scheme for access and deliveries including hours**
- **Temporary construction access(es)**

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.

C13 Prior to the occupation of any dwelling the roads/footways linking that dwelling to the existing public highway shall be completed to base course level.

Reason: In the Interests of Highway Safety, in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD.

C14 Prior to the commencement of development, an ecological mitigation strategy shall be submitted, which shall include, but not be limited to:-

- **A Great Crested Newts Strategy**
- **A ditch survey and Water Vole Mitigation Strategy**
- **Details of external lighting to prevent light pollution for bats**
- **Details for dealing with hedgehogs, invertebrate etc found on site**
- **Details of Protective and boundary fencing**
- **Details for preventing pollution from the site being transferred to the adjacent habitats and Lake**

Reason: In the interests of enhancing the biodiversity potential of the site in accordance with policy PP16 of the adopted Planning Policies DPD.

C15 20% of all dwellings shall be constructed as life time homes and 2% as wheel chair housing. As part of the reserved matters application a plan identifying where the life time homes and wheel chair houses will be located within shall be submitted to and approved in writing by the Local Planning Authority. The plans and particulars submitted detailing the life time homes/ wheel chair housing shall also confirm how this standard will be complied with.

Reason: In order to meet housing needs in accordance with policy CS8 of the adopted Core Strategy.

C16 The plans and particulars to be submitted under condition 1 shall include a detailed noise assessment and associated mitigation measures. The development shall

thereafter be carried out in accordance with the approved details before the dwellings to which they relate is first occupied.

Reason: In the interests of residential amenity in accordance with policy PP3 of the adopted Planning Policies DPD.

- C17 The plans and particulars to be submitted under condition 1 shall include measures to promote and enhance biodiversity including the provisions of bird and bat boxes. The development shall thereafter be implemented in accordance with the approved details before the area, building or dwelling to which they relate is first brought into use.**

Reason: In the interests of enhancing the biodiversity potential of the site in accordance with policy PP16 of the adopted Planning Policies DPD.

- C18 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)

- C19 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).

- C20 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.

- C21 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.

- C22 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.

- C23 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.

Copies to Councillor D N Harrington