

Application Ref: 23/01063/FUL

Proposal: Construction of 60 Retirement Living Apartments with associated access, car parking, landscaping, ancillary facilities, and associated works

Site: Tranche TC23, Eagle Way, Hampton Centre, Peterborough

Applicant: Mr Ciaran Goosen
McCarthy & Stone Retirement Lifestyles Ltd

Agent: Miss Rachel Clare
The Planning Bureau Ltd

Referred by: Cllr Chris Wiggin

Reasons: (i) Level of proposed car parking
(ii) Impact during construction
(iii) Visual amenity

Site visit: 25.08.2023

Case officer: James Croucher

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Recommendation: **GRANT** subject to relevant conditions and a Section 106 agreement

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

Introduction

This is a full application on a broadly rectangular 0.37 hectare site in central Hampton. The application proposes a retirement development of 60 one and two-bedroom apartments together with ancillary facilities including two residents' lounges, reception area with manager's office, guest suite, secure mobility buggy/cycle storage, rooftop terrace, and an internal refuse/recycling store.

The application site lies at the head of the Serpentine Lake, bounded to the north-west by Lakeview Way, the north-east by St Edmunds Walk, and to the south-east by Braymere Road. These streets are fronted mainly by residential properties, with houses at Lakeview Way/St Edmunds Walk being 2 - 3 storeys in height and the apartments (including a limited number of ground floor commercial units) at Braymere Road rising to a maximum of 5 storeys.

The site itself has irregular topography, generally being at its highest adjacent to St Edmunds Walk and its lowest at the lake edge. The land has few physical features of any particular note and is mostly grass with some scrub on the lake edge. Informal footpaths cross the site, including diagonally (east-west) from Lakeview Way to the Braymere Road/St Edmunds Walk corner, and along the lake edge. These are informal permissive paths and there are no formal public Rights of Way crossing the site.

This is a brownfield site which, following cessation and clearance of its previous brickworks-related uses, is understood to have been vacant for approximately 20 years.

The Proposed Development

Arranged in a single building of partly 4-storeys and partly 6-storeys, the applicant proposes 35no. one-bedroom apartments and 25no. two-bedroom apartments, all for private sale. Residents' communal facilities are limited to those proposed on the ground and fourth floors, plus a rooftop terrace overlooking Serpentine Lake. All floors would be lift-served and all internal corridors have been designed to allow mobility scooter usage.

The applicant proposes to sell the apartments on a long-lease basis which requires the apartment to be occupied by persons over 60 years of age. In the case of a couple, that part of the lease would be satisfied where one of the occupants is over 60 and the other is over 55.

Vehicular access is proposed via Lakeview Way, whilst a fob-controlled residents-only pedestrian access onto St Edmunds Walk would provide the most direct walking route to the Silver Hill Local Centre and onwards to the Serpentine Green shopping centre.

40 car parking spaces are proposed to serve the 60 apartments, together with a secure internal mobility buggy store also suitable for bicycles (which would likely to be limited to staff and visitors, given the nature of the intended occupants). Landscaping is proposed across the site, including around a proposed substation.

A new public footpath is proposed along the lake edge, linking Lakeview Way with Braymere Road and to a large extent formalising the existing informal path which already exists, albeit on a slightly different alignment and with hardsurfacing and lighting.

Earthworks are proposed which would lower the site's topography at slab level, essentially resulting in the ground floor of the proposed building being approximately one storey lower than the carriageway at St Edmunds Walk.

2 Planning History

Outline planning permissions

91/P0556 Permitted 09/03/1993

Development of a township to include approximately 5,200 homes together with community, educational, social, industrial and commercial areas and associated open spaces, roads and service infrastructure.

as renewed by:

04/01927/WCPP Permitted 26/04/2006

Variation of condition A3 of 91/P0556 and 91/0815 to extend the time periods for submission of reserved matters relating to all the phases of the development except Phase 1 and Junction 3A.

Development Area Brief

12/01955/DISCHG Permitted 27/06/2013

Discharge of conditions C1 and C3 of planning permissions 91/P0556 and 91/0815 - Development Area Brief, Hampton Centre

Previous reserved matters

17/00152/REM Permitted 30/06/2017

Reserved matters approval relating to access, appearance, landscaping, layout and scale for the construction of 62 apartments and retail units (A3/A4 restaurant, cafe and public house) with associated parking, manoeuvring and landscaped areas, pursuant to 91/P0556

17/02443/REM Permitted 27/04/2018

Construction of 75 apartments and retail units (A3/A4 restaurant, cafe and public house) with associated parking, manoeuvring and landscaped areas

3 Planning Policy

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

National Planning Policy Framework (September 2023)

Section 2: Achieving Sustainable Development
Section 4: Decision-making
Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable transport
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment

Peterborough Local Plan 2016 to 2036 (2019)

LP03 - Spatial Strategy for the Location of Residential Development

Provision will be made for an additional 21,315 dwellings from April 2016 to March 2036 in the urban area, strategic areas/allocations.

LP05 - Urban Extensions

Development of new urban extensions (500 or more dwellings) must be planned and implemented and in a comprehensive way through an agreed broad concept plan. Urban extensions should (as appropriate) make efficient use of land, provide open space, play facilities and landscaping, a mix of housing including self-build plots, include a range of employment opportunities, provide an appropriate level of school facilities, retail, leisure, social, cultural, community and health facilities, minimise the need to travel and maximise sustainable travel, provide appropriate access and mitigate against any wider highways impacts.

LP35 - Urban Extensions Allocations

Identifies the site allocated for urban extensions in accordance with policy LP05.

LP08 - Meeting Housing Needs

LP8a) Housing Mix/Affordable Housing - Promotes a mix of housing, the provision of 30% affordable on sites of 15 or more dwellings, housing for older people, the provision of housing to meet the needs of the most vulnerable, and dwellings with higher access standards

LP07 - Health and Wellbeing

Development should promote, support and enhance the health and wellbeing of the community. Proposals for new health facilities should relate well to public transport services, walking/cycling routes and be accessible to all sectors of the community.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP22 - Green Infrastructure Network

The council in partnership with others will seek to maintain and improve the existing green infrastructure. Strategic and major development proposals should incorporate opportunities for green infrastructure. Proposals will be expected to provide clear arrangements for long term maintenance and management. Development must protect existing linear features of the green infrastructure network. Proposals which would cause harm will not be permitted unless the need for and benefits of the development demonstrably outweigh any adverse impacts.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

International Sites- The highest level of protection will be afforded to these sites. Proposals which would have an adverse impact on the integrity of such areas and which cannot be avoided or adequately mitigated will only be permitted in exceptional circumstances where there are no suitable alternatives, overriding public interest and subject to appropriate compensation.

National Sites- Proposals within or outside a SSSI likely to have an adverse effect will not normally be permitted unless the benefits outweigh the adverse impacts.

Local Sites- Development likely to have an adverse effect will only be permitted where the need and benefits outweigh the loss.

Habitats and Species of Principal Importance- Development proposals will be considered in the context of the duty to promote and protect species and habitats. Development which would have an adverse impact will only be permitted where the need and benefit clearly outweigh the impact. Appropriate mitigation or compensation will be required.

Part 2: Habitats and Geodiversity in Development

All proposals should conserve and enhance avoiding a negative impact on biodiversity and geodiversity.

Part 3: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact as the first principle. Where such impacts are unavoidable they must be adequately and appropriately mitigated. Compensation will be required as a last resort.

LP29 - Trees and Woodland

Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered.

Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

LP32 - Flood and Water Management

Proposals should adopt a sequential approach to flood risk management in line with the NPPF and council's Flood and Water Management SPD.. Sustainable drainage systems should be used where appropriate. Development proposals should also protect the water environment.

LP33 - Development on Land Affected by Contamination

Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

LP01 - Sustainable Development and Creation of the UK's Environment Capital

The council will take a positive approach that reflects the presumption in favour of sustainable development within the National Planning Policy Framework. It will seek to approve development wherever possible and to secure development that improves the economic, social and environmental conditions in the area and in turn helps Peterborough create the UK's Environment Capital.

LP14 - Infrastructure

Permission will only be granted where there is, or will be via mitigation measures, sufficient infrastructure capacity to support the impacts of the development. Developers will be expected to contribute toward the delivery of relevant infrastructure.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP21 - New Open Space, Sport and Recreation Facilities

LP12 Part A New Open Space, Outdoor Sport and Recreation Facilities- Residential schemes of 15 or more dwellings will be required to make appropriate provision for new or enhanced open space, sports and recreation facilities in accordance with the standards. The council's first preference is for on site provision.

LP21 Part B: Indoor Sports and Recreation Facilities- All residential development below 500 dwellings will contribute to the provision of 'off site' strategic indoor sports and recreation facilities by way of CIL. For sites of 500 dwellings more a S106 Planning Obligation will be sort.

LP21 Part C Designated Sites- Mitigation of Recreational Impacts of Development- Where development has the potential to have a significant adverse effect on the integrity of a designated international or national site for nature conservation as a result of recreation pressure, the development maybe require to provide open space of sufficient size, type and quality over and above the standards to mitigate that pressure.

LP31 - Renewable and Low Carbon Energy

Development proposals will be considered more favourably where they include measures to reduce energy demand and consumption, incorporate sustainable materials, incorporate decentralised or renewable energy or carbon off setting. Proposals for non wind renewable energy will be considered taking account of the impact of the landscape including heritage assets, amenity, highways and aviation. Wind proposals will also only be considered if in addition to these factors the site is in an adoptable Neighbourhood Plan and the proposal has local support.

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

Hampton Parish Council

Objects due to lack of car parking. One space per apartment should be provided. The car parking survey information submitted by the applicant is unrepresentative.

PCC Peterborough Highways Services

No objection subject to conditions

PCC Pollution Team

No objections subject to conditions in respect of contaminated land, external lighting, and noise levels emitted from the site. Additional comments are made in respect of the comparative stacking and handing of apartments within the proposed development.

PCC Strategic Housing

Should the provision of affordable housing be deemed viable, a target of 30% affordable housing with a tenure split of 70% affordable rent/30% intermediate tenure would be sought

PCC Wildlife Officer

No objection subject to conditions and securing offsite ecological mitigation

PCC Senior Recreation Officer

No objection subject to contributions towards improvements to off-site open space comprising neighbourhood parks, allotments, and natural greenspace

PCC Tree Officer

No objection subject to conditions.

Police Architectural Liaison Officer

No objection subject to conditions

Cambridgeshire Fire & Rescue Service

No objection subject to appropriate access for fire appliances and a hydrants condition

Archaeological Officer

No objection. The subject site is located in an area of former clay extraction which has obliterated any potential buried remains. Therefore, given the high degree of anticipated ground disturbance, there is no justification for a programme of archaeological investigation.

SUDS Officer

No objection.

Anglian Water Services Ltd

No objection. The foul drainage from this development is in the catchment of Peterborough (Flag Fen) Water Recycling Centre that will have available capacity for these flows.

Waste Management

No comments received

Local Residents/Interested Parties

Initial consultations: 577
Total number of responses: 31
Total number of objections: 31
Total number in support: 0

31 objections received from adjacent occupiers:

Principle of development

- no need for additional retirement accommodation at Hampton
- younger person's accommodation is in greater need than older person's accommodation
- loss of green space
- site should remain undeveloped
- overdevelopment
- poor location for such a large building
- the vacant land closer to the shopping centre and its amenities would be a better location
- loss of the previously-approved cafe/restaurant/pub units fronting the lake
- another in a series of broken promises from O&H on the delivery of community facilities at Hampton

Character and appearance

- out of keeping
- too tall
- too close to the lake edge when all other development has been set back from it

Residential amenity

- overshadowing
- overlooking from the roof terrace
- disruption during construction

Highways

- not enough car parking
- loss of existing informal paths across the site
- increased risk of accidents on Lakeview Way
- access point too close to the St Edmunds Walk junction
- increased traffic
- existing frequent pavement parking would be a danger to those using walking or mobility aids
- the proposed new lakeside footpath should be step-free
- insufficient onsite turning for a fire appliance or delivery vehicles
- Cranberry Court often has overspill parking

Other

- loss of habitat and biodiversity
- lack of GP capacity and dental care facilities
- affordability of the proposed apartments
- effect on existing residents' mental health
- existing anti-social behaviour would be intolerable for elderly future occupants
- applicant's preapplication public consultation was biased

Several respondents raise concerns in respect of loss of view and the effect of the proposed development on their private property values, which members will be aware are not material planning considerations that can lawfully be taken into account.

5 Assessment of the planning issues

The main considerations are:-

1. The Principle of Development

2. Design and Layout
3. Highways Impacts
4. Residential Amenity
5. Drainage
6. Impact on Ecology
7. Other Matters

1. The Principle of Development

The application site falls within the Hampton Urban Extension and is near, but not within, a Local Centre as defined on the Adopted Local Plan Policies Map. This is a full planning application rather than reserved matters, meaning that the development principles approved pursuant to the Hampton outline planning permission are a material consideration but do not in terms bind the application.

In terms of the outline's development principles, a Development Area Brief covering the site and other parts of the Hampton Centre was approved by the Council in 2012 pursuant to an outline condition (application reference 12/01955/DISCHG). The Development Area Brief envisages residential development on Parcel TC23, with the "opportunity for" a restaurant, cafe and/or public house. This flexibility in land uses is explained in the Area Brief's supporting text, which notes that whilst falling outside the defined Local Centre, the position of Parcel TC23 at the head of Serpentine Lake may render it an attractive location for mixed uses. The Development Area Brief provides a guideline capacity of 22 dwellings on the site, when developed as a part of a mixed-use scheme.

Reserved matters approvals in June 2017 (17/00152/REM) and April 2018 (reference 17/02443/REM) significantly increased the number of dwellings on the site from the indicative capacity in the Development Area Brief, first to 62 apartments and then to 75 apartments respectively, the latter within a development rising to 7 storeys which included 712sqm of ground floor commercial restaurant units. These previous approvals are material in the consideration of the current application for 60 apartments, albeit in the absence of any evidence to the contrary both approvals appear to have lapsed.

The applicant contends that there is an unmet need for additional retirement housing in the City.

In light of both the approved Development Area Brief and the previous approval for a higher quantum of residential development on this site, the development now proposed is considered acceptable in principle and compliant with Policies LP5 and LP35 of the Adopted Peterborough Local Plan (2019).

2. Design and Layout

This is a visually exposed location at the head of the Serpentine Lake, surrounded on all sides by public realm and suitable for a landmark building. Achieving an appropriately high quality of design is paramount in such a prominent location.

Site specific design requirements for some of development parcels feature within the approved Development Area Brief, which in respect of the application site comprise:

- Development to be double fronted, providing active frontages to both Serpentine Lake and St Edmunds Walk
- Parking to be positioned to not prejudice the lakeside setting or street frontages and soft landscaping used to minimise the visual impact.
- The lakeside setting to provide a high-quality environment for visitors, sufficiently close to Hampton Centre.

Responding to the Development Area Brief's provision and to the site's context the applicant proposes a single building split into taller and lower elements, designed to present principal elevations to the lake edge and Braymere Road. Both facades would feature extensive balconies and glazing, with a contemporary design achieved through both its architectural language and the

materials proposed. The elevation facing St Edmunds Walk and Lakeview Way would feature Juliette rather than protruding balconies, but with additional visual interest provided by way of patterned brickwork panels.

The tallest part of the proposed development would be on the eastern part of the site, with a lower element to the west. This massing reflects the context, where taller apartment buildings front Braymere Road and lower-scale housing fronts St Edmunds Walk and Lakeview Way. The applicant has submitted cross-section drawings which show that the tallest element of the building would be lower than the existing apartments on the corner of Braymere Road/St Edmunds Walk, and indeed the height of the previously-approved scheme. Whilst a large building, it would not be out-of-keeping in its context and would provide an appropriate visual landmark at the head of the lake, assisting with legibility and wayfinding. Consequently the proposed bulk, height and massing are all considered appropriate, given the established context and the scale of the previously-approved scheme.

The applicant proposes a crisp and contemporary architectural language, using a combination of generously-sized windows, protruding balconies, contrasting panels and brick detailing. The material palette for the design consists of buff brick, render, and feature brick details, which the applicant says have been carefully selected to compliment the materiality and aesthetic of the surrounding area. Samples and the exact manufacturer of the external materials are proposed to be conditioned.

The proposed site layout would incorporate tree planting in line with the Tree Officer's recommendations, together with native hedgerows, ornamental shrub planting and small lawned areas. Boundary fencing would provide residents with secure communal space outside the lakefront residents' lounge, whilst additional landscaping opportunities would also exist on the rooftop terrace.

Given the above assessment, the proposed development is considered to comply with Policy LP16 of the Adopted Peterborough Local Plan (2019) and to constitute high quality design within the meaning of the National Planning Policy Framework.

3. Highways Impacts

The Movement Network diagram in the approved Development Area Brief envisages a new footpath running along the lake edge, which the proposed development would provide. Details of the surfacing and lighting of this link can be controlled by Section 106 agreement, as can the timing of its implementation/opening for public use, its availability for public use in perpetuity thereafter, and its ongoing maintenance.

The previously approved 75-dwelling apartment scheme would have provided 105 car parking spaces and 108 cycle parking spaces. In comparison, the current 60-dwelling application proposes 40 car parking spaces (of which 3 would be disabled bays) and an internal store for parking mobility scooters and bicycles. The applicant justifies the reduced level of car parking provision now proposed (40 spaces rather than the 60 spaces set out in the relevant Local Plan appendix) by virtue of:

- (i) An up-to-date parking survey of other similarly retirement schemes (2 within Hampton itself and 1 elsewhere in the City) which shows that, even with the reduced car parking levels in those schemes compared to the Local Plan's maximum standards, those schemes' car parks were never occupied at capacity at any point during the survey period;
- (ii) The facilities provided onsite, including social facilities for residents and secure undercover parking for mobility scooters;
- (iii) The easy access to both convenience and comparison shopping facilities, as well as a GP, either on foot or by mobility scooter.

The Local Highway Authority has scrutinised the applicant's justification and is satisfied with the applicant's evidence and rationale. This is subject to:

- (i) The implementation of a robust Travel Plan to support the under-provision of car parking; and
- (ii) The applicant funding/carrying out parking restrictions in the vicinity of the site (in particular around the access and Lakeview Way/St Edmunds Walk junction) by way of double-yellow lines to ensure indiscriminate parking does not become a highway safety concern.

Both matters can be secured and controlled by conditions, alongside a number of other standard highways conditions that are recommended.

The specification and delivery of the lakeside footpath is recommended to be controlled and secured by Section 106 agreement, which is also required in order to ensure the path is available for public use in perpetuity and to ensure its proper ongoing maintenance. The Local Highway Authority notes that steps are proposed but would restrict the use of the new path; a detailed design specification excluding those steps is therefore recommended within the Section 106 obligation.

Subject then to the Local Highway Authority's recommended conditions, and a Section 106 obligation in respect of the lakeside footpath, the proposed development is considered to comply with Policy LP13 of the Adopted Peterborough Local Plan (2019).

4. Residential Amenity

Existing residents

Overlooking

Window-to-window separation distances between the existing houses/apartments facing the site and the proposed development would meet the Council's normal requirements. The element of the building closest to St Edmunds Walk would not have any balconies and other than secondary windows to the kitchen/lounge/diner of one flat per floor, fenestration would be limited to corridor windows.

There would be no new overlooking of existing private rear gardens. The proposed roof terrace would be sufficiently separated from existing nearby facing windows such that there would be no unacceptable loss of internal privacy.

Overbearing impact

Given that the proposed development would be no higher than the previously-approved scheme (17/02443/REM), and have a similar siting relationship, there would be no overbearing impacts from the taller element of the development than those which have previously been found acceptable. The lower element's effects on nearby dwellings would be similar to that of the previously- approved scheme, albeit noting that a "gap" in the centre of the previously-approved scheme is no longer proposed and the resulting infill development would have a greater impact on some properties at St Edmunds Walk than that previously approved. That impact is not in itself considered of such magnitude to warrant the refusal of planning permission, in large due to the level of physical separation that is proposed.

Overshadowing

The level of overshadowing from the proposed development compared to that of the previously-approved scheme would not be so significantly greater as to warrant the refusal of planning permission.

Noise

The Pollution Control Team has suggested a condition which limits noise emissions from the site, which the applicant agrees is reasonable and is recommended accordingly.

A condition is recommended to control the nature of piling operations during construction, as well as the usual Construction Management Plan conditions.

Given all of the above assessment, the effect on the amenity of existing residents is considered to be no worse than that found acceptable in the previously-approved scheme and is considered compliant with Policy LP17 of the Adopted Peterborough Local Plan (2019).

Impacts during construction

Conditions are recommended in respect of a Construction Environmental Management Plan and a Piling Method Statement, in order to minimise the inevitable disruption during the 24-month construction period envisaged by the applicant.

Future residents

Daylight & sunlight

The applicant has been required to submit a detailed Daylight & Sunlight Assessment, which uses sophisticated computer modelling to ascertain whether the proposed apartments would have acceptable levels of internal natural light. The report considers all 60 proposed dwellings, which together comprise 157 habitable rooms.

The analysis shows that 85% of rooms would achieve the Building Research Establishment guideline target values for internal daylight. Of the rooms which do not meet the target, 11 would be impacted by overhanging balconies which restrict access to daylight but these rooms have balconies themselves that provide an alternative source of well daylight amenity for future occupiers. The proposal also provides residents with generous sized living rooms with the trade off being that it is more challenging to achieving higher levels of daylight to the rear of these rooms.

Government policy on this is set out at National Planning Policy Framework paragraph 125, which in the context of making efficient use of land advises Local Planning Authorities to take a flexible approach in applying policies or guidance relating to daylight and sunlight, as long as the resulting scheme would provide acceptable living standards. Local Plan Policy LP17 takes a similar approach, requiring "adequate" natural light rather than any set minimum standard.

When considered as a whole, the number of north-only single aspect apartments has been minimised. All residents would have access to sunny south-facing residents' lounges and a rooftop amenity area and accordingly, the proposed development is considered to comply with the natural light requirements of Local Plan Policy LP17.

Wheelchair accessibility

5% of the apartments would be M4(3) wheelchair-accessible, which can be controlled by condition. The internal corridors have been designed and sized to facilitate their use by mobility scooters and all floors would be lift-served.

Stacking and handing

The Pollution Control Team has also made comments in respect of the internal layout of the proposed development, expressing a strong preference that bedrooms should back onto the adjacent apartment's bedrooms (rather than its sitting room or kitchen), both horizontally and vertically. The applicant has reviewed the proposed internal layout accordingly and sought to maximise this type of relationship between adjoining apartments. There are, however, instances where stacking/handling which departs from the ideal is proposed, most notably where handing an apartment would cause its balcony to sit uncomfortably close to the balcony of the adjoining apartment. Taking these constraints into account, as well as facade considerations, the internal relationship between apartments is considered to strike a reasonable balance.

Amenity provision

Private amenity spaces, in the form of balconies for above ground apartments and patio areas for ground floor apartments would be provided to 38 of 60 apartments proposed. The remaining 22 apartments would have Juliet balconies. All residents would have use of the rooftop terrace. This combination of outdoor amenity space is considered acceptable.

Residents would also have use of two lounges (one at ground floor and one adjacent to the fourth

floor roof terrace). These additional facilities should be noted when assessing the scheme's overall level of residents' amenity.

Given all the above, the level of amenity for future residents is considered acceptable and compliant with Policy LP17 of the Adopted Peterborough Local Plan (2019).

5. Drainage

The SUDS Officer has no objection to the proposed development, either in principle or on matters of detail. They note that the proposed development complies with the wider approved drainage strategy for Hampton, incorporating rainwater harvesting techniques and ultimately discharging surface water into the Serpentine Lake, the design of which contributes to the site's sustainable drainage strategy, whilst improving water quality and reducing run-off from the site. Subject to a condition controlling the finer details of the drainage strategy the proposed development is considered to comply with Policy LP32 of the Adopted Peterborough Local Plan (2019).

6. Impact on Ecology

In addition to a Preliminary Ecological Appraisal, a recent survey for water voles has been submitted by the applicant. The Wildlife Officer has reviewed both documents and makes no objection to the findings of either report, noting that the development has the potential to create significant new negative impacts on the neighbouring waterbody if no method of natural water treatment takes place prior to discharge into the lake. Light spill is a great concern that run-off quality however, with water bodies being particularly sensitive to lighting. Lux levels should remain as low as possible and a condition is recommended accordingly.

The Wildlife Officer further advises that, whilst being satisfied with the type and native species of the proposed onsite landscaping, the applicant's ecological consultant correctly accepts that in order for there to be no net loss of biodiversity, offsite habitat enhancements will be required in mitigation. A Section 106 contribution, capped at £30,000, is recommended accordingly.

Subject then to conditions and a Section 106 contribution, the proposed development is considered to comply with Policies LP22 and LP28 of the Adopted Peterborough Local Plan (2019).

7. Other matters:

(i) Affordable Housing

Based on the 30% affordable housing target of Policy LP8, the policy starting point is for the onsite provision of 18 affordable dwellings. Recognising the weight to be given to this policy, nonetheless the applicant does not propose any onsite affordable housing, justifying this position with a detailed Financial Viability Appraisal.

That appraisal has been subject to detailed scrutiny by a specialist viability consultant appointed by the Council. Following a number of clarifications and robust discussions with the applicant, the Council's viability consultant has advised that whilst no onsite affordable housing would be viable, a £200,000 financial contribution towards offsite affordable housing could be viable.

Following further discussions the applicant has offered a financial contribution of £109,000 towards offsite affordable housing. The Council's viability consultant advises that this is a reasonable compromise offer which reflects the tolerances that exist across the different viability assumptions in the appraisal.

A Section 106 agreement is recommended accordingly.

(ii) Other Section 106 matters & Community Infrastructure Levy

Other than controlling the specification and delivery of the lakeside footway/cycleway, Section 106 contributions have also been sought from the Council's Open Space Manager towards offsite open space improvements:

£22,316 (+ 5 years maintenance) towards Neighbourhood Parks

£2,150 (+ 5 years maintenance) towards improvements to the Hampton Hargate allotments
£3,485 (+ 5 years maintenance) towards natural greenspace improvements

Such requests are reasonable and would usually be secured within the Section 106 agreement. However, in this instance the narrow viability margin of the scheme, and the significantly reduced affordable housing contribution it can demonstrably make, means that the limited Section 106 funding that is available is recommended to be directly wholly towards affordable housing. Officers are of the view that the proposed new lakeside footway/cycleway, as well as the residents' rooftop terrace, themselves provide some mitigation against the absence of offsite open space contributions. That said, in the event the full £30,000 for offsite ecological enhancements is not required for this purpose, any unspent sum should reasonably be redirected towards offsite open space improvements. An appropriate spend clause within the Section 106 agreement is recommended accordingly.

All financial contributions secured within the Section 106 agreement should be subject to indexation from the date of the resolution to grant planning permission.

A CIL Liability Notice will be produced if planning permission is granted, albeit the proposed development would attract no CIL payment as there is no CIL liability for apartments on sites of 15+ units.

(iii) Contamination

The Pollution Control Team has assessed the ground conditions information submitted by the applicant and has no objection to its findings or recommendations, compliance with which can be conditioned. Subject to this, the proposed development is considered to comply with Policy LP33 of the Adopted Peterborough Local Plan (2019).

(iv) Waste and recycling

A secure internal refuse and recycling store is proposed, which the Local Highway Authority is satisfied is adequately accessible by a refuse collection vehicle. Security measures for the refuse store can be controlled by condition.

(v) Fire safety

As a response to the Grenfell Tower fire certain planning applications (those for tall apartment buildings of 7 or more storeys or exceeding 18m) must be supported by a Fire Statement. The proposed development falls below these thresholds and a formal Fire Statement is not required, but nonetheless the Fire & Rescue Service has been consulted and raises no objection, subject to suitable access for fire appliances (including in this instance a high-reach appliance) and a fire hydrants condition.

(vi) Crime prevention

The Cambridgeshire Police Designing Out Crime Officer has assessed the scheme and is satisfied that the proposed layout and design would mitigate against crime, disorder, and fear of crime. In particular, outdoor spaces benefit from natural surveillance and appropriate perimeter fencing would clearly demark public from semi-private areas. Details of lighting and door entry control systems can be conditioned.

(vii) Energy sustainability

The applicant's energy and sustainability strategy is based on all-electric systems utilising electric panel heaters for space heating, Air Source Heat Pump Hot Water Cylinders to provide water heating to apartments, and Mechanical Ventilation with Heat Recovery for ventilation to apartments. An array of Solar Photovoltaic panels with a total predicted output of 23,388kWh/year is proposed to allow the proposed scheme to comfortably achieve the Carbon Emissions and Primary Energy targets of Part L 2022. Details of the solar panels can be controlled by condition and subject to this the proposed development is considered to comply with Policy LP31 of the Adopted Peterborough Local Plan (2019).

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 this brownfield site is acceptable and accordance with Policies LP2 and LP5 of the Adopted Peterborough Local Plan (2019)
- * The traffic impacts of the development are acceptable. and the development is therefore considered to comply with policy LP13 of the Adopted Peterborough Local Plan (2019)
- * Subject to appropriate offsite mitigation the development will not have any unacceptable ecological impacts. New landscaping and habitats will be provided. The development therefore accords with Policies LP28 and LP29 of the Adopted Peterborough Local Plan (2019)
- * The site can be adequately drained in accordance with Policy LP32 of the Adopted Peterborough Local Plan (2019)
- * The applicant has satisfactorily demonstrated that acceptable living conditions can be maintained for existing nearby occupiers and can be provided for future residential occupiers, in accordance with Policy LP17 of the Adopted Peterborough Local Plan (2019).

7 **Recommendation**

The Executive Director of Place and Economy recommends that Planning Permission is **GRANTED** subject to the conditions listed below and a Section 106 agreement to secure:

- (i) A financial contribution of £109,000 towards offsite affordable housing
- (ii) A financial contribution of £30,000 towards offsite ecological mitigation works, which if not fully expended for this purpose can be redirected towards offsite open space improvements
- (iii) The specification, provision, maintenance and availability in perpetuity of the lakeside footpath

If the required Section 106 legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a notice of refusal to the Executive Director of Place and Economy on the grounds that the development has failed to adequately mitigate its impacts.

- C 1 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).

- C 2 The development must be carried out in strict accordance with the following approved plans/documents:

Layout plans

Drawing MI-2861-03-AC-0000 Revision B - Location/context plan (received 15.08.2023)

Drawing MI-2861-03-AC-0001 Revision F - Proposed site plan (received 07.11.2023)

Drawing MI-2861-03-AC-0005 Revision C - Boundary treatment and external works (received 16.10.2023)

Drawing MI-2861-03-DE-2000 Revision P6 - Drainage strategy (received 16.10.2023)

Drawing MI-2861-03-DE-2001 Revision P5 - External levels strategy (received 16.10.2023)

Drawing MI-2861-03-LA-101 Revision G - Landscape layout (received 16.10.2023)

Drawing MI-2861-03-LA-201 Revision F - Planting plan (received 16.10.2023)

Drawing 2158-KC-XX-YTREE-TCP-01 Revision 0 - Tree constraints plan (received 11.08.2023)

Drawing 2158-KC-XX-YTREE-TPP-01 Revision A - Tree protection plan (received 11.08.2023)

Floorplans

Drawing MI-2861-03-AC-0008 Revision B - Ground floor (received 16.10.2023)
Drawing MI-2861-03-AC-0009 Revision B - First floor (received 16.10.2023)
Drawing MI-2861-03-AC-0010 Revision B - Second floor (received 16.10.2023)
Drawing MI-2861-03-AC-0011 Revision B - Third floor (received 16.10.2023)
Drawing MI-2861-03-AC-0012 Revision D - Fourth floor (received 16.10.2023)
Drawing MI-2861-03-AC-0013 Revision B - Fifth floor (received 16.10.2023)
Drawing MI-2861-03-AC-0014 Revision B - Roof plan (received 16.10.2023)

Elevations

Drawing MI-2861-03-AC-2001 Revision B - Proposed elevations (received 16.10.2023)
Drawing MI-2861-03-AC-2002 Revision B - Proposed elevations (received 16.10.2023)
Drawing MI-2861-03-AC-2006 Revision A - Substation elevations (received 16.10.2023)
Drawing MI-2861-03-AC-4400 - Boundary details

Supporting documents

Transport Statement, Paul Basham Associates, November 2023 (received 07.11.2023)
Phase I Site Appraisal, Patrick Parsons, July 2022 (received 11.08.2023)
Phase II Site Appraisal, Patrick Parsons, July 2023 (received 14.09.2023)
Final Ground Risk Assessment, Patrick Parsons, November 2022 (received 11.08.2023)
Preliminary Ecological Appraisal, Middlemarch Environmental, July 2023 (received 11.08.2023)
Water Vole Survey, Middlemarch Environmental, September 2023 (received 12.09.2023)
Design and Access Statement, BM3 Architecture (received 15.08.2023)
Drainage and SUDS Strategy Report, Patrick Parsons, July 2023 (received 11.08.2023)
Energy and Sustainability Statement (Revision C), Focus Consultants, August 2023 (received 11.08.2023)
Flood Risk Assessment, JBA Consulting, July 2023 (received 11.08.2023)
Heritage Desk-Based Assessment, Cotswold Archaeology, July 2023 (received 11.08.2023)
Internal Daylight and Sunlight Report, Waldrams, August 2023 (received 11.08.2023)
Noise Impact Assessment, Planning and Environmental Consultants, July 2023 (received 11.08.2023)
Planning Statement, The Planning Bureau, August 2023 (received 11.08.2023)
Statement of Community Involvement, Cavendish, August 2023 (received 11.08.2023)
Tree Survey and Impact Assessment, Keen Consultants, July 2023 (received 11.08.2023)

Reason: In order to ensure that the development complies with that which has been applied for, for the avoidance of doubt and in the interests of good planning.

- C 3 The materials to be used in the external surfaces of the development hereby approved shall be based on those specified on approved drawings MI-2861-03-AC-2001 Revision B and MI-2861-03-AC-2002 Revision B. Prior to the commencement of any works above slab level, confirmation of and samples of the following materials to be used in the external surfaces of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority:-

- Bricks or brickslips
- Windows and doors
- Balconies
- Rainwater goods
- Flues
- Handrails

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 LP16 of the Peterborough Local Plan (2019).

- C 4 The materials to be used in the hardsurfacing of the development hereby approved shall be based on those specified on the approved layout drawing number MI-2861-03-AC-0005 Revision C. Prior to the commencement of any works above slab level, confirmation of and samples of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be retained thereafter.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2019).

- C 5 Ground level landscape planting shall be undertaken in accordance with approved drawing MI-2861-03-LA-201 Revision F.

Notwithstanding the submitted landscaping details, prior to the commencement of any works above slab level full details of landscape planting other than at ground level (including but not limited to detailed planting plans showing species, size and density of planting, details of establishment measures including soil volumes, tree/shrub planters, and a detailed maintenance/aftercare schedule) to the following areas have been submitted to and approved in writing by the Local Planning Authority:

- (i) Rooftop landscape planting on the area of flat roof shown on drawing number MI-2861-03-AC-0012 Revision D as being accessible for residents' use as amenity areas

Soft landscaping shall be carried out in accordance with the approved details in the first planting season following the first occupation of the development. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019).

- C 6 No development shall take place until a Construction and Environmental Management Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The statement must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during construction. The statement shall include but not be limited to:
- a) provision of a plan at not less than 1:500 to show space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
 - b) location on site for storage of plant and materials used in constructing the development
 - c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
 - d) any footpath closures or road closures needed during construction
 - e) a scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification of a fully working jetted drive-thru bath type wheel wash system together with hard surfacing laid between the apparatus and public highway in either concrete or tarmac, to be maintained free of mud, slurry and any other form of

contamination whilst in use. A contingency plan including if necessary the temporary cessation of all construction operations to be implemented in the event that the approved vehicle cleaning scheme fails to be effective for any reason

- f) construction traffic route to the site and hours of delivery
- g) measures to ensure that vehicles can access the site upon arrival to ensure that there is no queuing on the public highway
- f) a scheme for recycling waste resulting from the construction works
- g) Procedures for maintaining good public relations including complaint management, public consultation and liaison
- h) All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- i) Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works
- j) Control measures for dust and other air-borne pollutants.
- k) Measures for controlling the use of site lighting whether required for safe working or for security purposes, including the avoidance of any such lighting causing glare/dazzle to highway users or nuisance to nearby residential occupiers.

Prior to the commencement of development tree protection measures shall be implemented in accordance with those shown on Drawing 2158-KC-XX-YTREE-TPP-01 Revision A and shall be retained for the duration of construction activities.

The measures within the approved Construction and Environmental Method Statement shall be maintained and adhered to throughout the construction phase of the development.

Reason: In order to avoid undue noise or disturbance during the construction process or hazards to users of the public highway in accordance with Policies LP13 and LP17 of the Adopted Peterborough Local Plan (2019).

- C 7 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In order to minimise and mitigate the effects of the construction process on wildlife in accordance with Policy LP28 of the Adopted Peterborough Local Plan (2019).

C 8 No development shall commence until details of the implementation, maintenance and management plan for the approved sustainable drainage scheme based on approved plan MI-2861-03-DE-2000 Revision P6 and the approved Drainage and SUDS Strategy Report Revision V4 (Patrick Parsons, July 2023) have been submitted to and approved by the Local Planning Authority. The details shall include:

- (i) A timetable for its implementation;
- (ii) Full details of permeable paving;
- (iii) A management and annual maintenance plan for the lifetime of the development which shall include any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved sustainable drainage scheme details.

Reason: In order to mitigate the risk of flooding onsite and elsewhere, in accordance with Policy LP32 of the Adopted Peterborough Local Plan (2019). This is a precommencement condition as below-ground works affecting foundations and other details must be agreed prior to those works commencing.

C 9 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: In order to ensure appropriate ground conditions for the approved end use in accordance with Policy LP33 of the Adopted Peterborough Local Plan (2019).

C10 The remediation scheme shall be implemented in accordance with the approved timetable of works. Within 3 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: In order to ensure appropriate ground conditions for the approved end use in accordance with Policy LP33 of the Adopted Peterborough Local Plan (2019).

C11 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 5 working days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

An assessment of the nature and extent of contamination must be undertaken and 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. The submitted assessment must include but not be limited to:

- 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,

Where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 9.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with condition 10.

Reason: In order to ensure appropriate ground conditions for the approved end use in accordance with Policy LP33 of the Adopted Peterborough Local Plan (2019).

- C12 Prior to the commencement of development above slab level a Scheme setting out the provisions to be made for the control of noise emanating from the site shall be submitted to and approved in writing by the Local Planning Authority. The rating level of noise emitted from the site shall not exceed 44 dB LAeq, 1 hour between 07:00 and 23:00 Monday to Friday and 39 dB LAeq, 15 minutes at any other time. The noise levels must be determined at the nearest noise sensitive premises. The measurements and assessment must be made according to BS:4142:2014.

The Scheme shall include but not be limited to details of the make, model, location, sound power level and frequency spectrum data of any mechanical plant and must demonstrate that the mechanical plant is in compliance with the noise levels specified above. Thereafter the development shall be implemented in accordance with the approved details, including any necessary mitigation, and shall thereafter be retained and maintained as such in perpetuity.

Reason: In order to avoid undue noise and disturbance to nearby noise-sensitive properties in accordance with Policy LP17 of the Adopted Peterborough Local Plan (2019).

- C13 Prior to the commencement of any works above slab level a Security and Access Control Strategy to achieve a standard as described within 'Secured by Design Homes 2016' has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall ensure that the development shall achieve the Secured By Design standard and shall include but not be limited to:

- (i) External communal entrance controls
- (ii) Internal segregation controls
- (iii) Door security details
- (iv) Mobility buggy/cycle store access control measures
- (v) Bin store access control measures
- (vi) Roof terrace access control measures.

The development shall thereafter be undertaken and retained in accordance with the approved Security and Access Control Strategy, no later than first occupation of the development for residential use.

Reason: In the interests of crime prevention in accordance with Policy LP16 of the Adopted Peterborough Local Plan (2019).

- C14 The three residential units labelled "M4(3)" on drawing reference MI-2861-03-AC-0008 Revision B shall be constructed and fitted out to meet an accessibility standard equivalent to that set out at Part M, Category (3)(2)(a) of the Building Regulations 2010 (as amended). The identified residential units shall thereafter be retained in accordance with the above standard for the lifetime of the development.

Reason: In order to meet the residential accessibility standards set out at Policy LP8 of the Adopted Peterborough Local Plan (2019).

- C15 The lift shown on the approved floorplans listed at Condition 2 above shall be installed prior to the first occupation of any dwelling it serves and thereafter retained in working order, in full accordance with the manufacturer's instructions, for the lifetime of the development hereby approved.

Reason: In order to meet the residential accessibility standards set out at Policy LP8 of the Adopted Peterborough Local Plan (2019).

- C16 a) Notwithstanding the submitted information, no development above slab level shall take place until provision has been made for fire hydrants in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

b) Prior to the first occupation of any dwelling (or building where appropriate), written confirmation shall be submitted to and approved in writing by the Local Planning Authority that the scheme has been implemented in full and is certified as being ready for use.

Reason: In order to ensure that sufficient resources are available for fire-fighting, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019).

- C17 Prior to first use of the new access, vehicle-to-vehicle and vehicle-to-pedestrian visibility splays shall be provided in accordance with the details shown on the approved plans MI-2861-03-AC-0001 F and 508.0049-001 P04 and kept free of any obstructions over 600mm in height above ground level.

Reason: In the interest of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan

- C18 The vehicular access hereby approved shall be provided in accordance with the details shown on the approved layout plan prior to first occupation of the building to be served by it. It shall thereafter be retained in accordance with the approved plans.

Reason: In the interests of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan

- C19 The car parking and turning shall be provided in accordance with the approved layout plans prior to the first occupation of any dwelling. It shall thereafter be retained and not used for any other purpose other than the parking and turning of vehicles.

Reason: In order to ensure that sufficient car parking and turning remains available on site in accordance with Policy LP13 of the Adopted Peterborough Local Plan.

- C20 Mobility buggy storage, cycle parking and bin storage shall be provided in accordance with the approved layout plan prior to the first residential occupation of the development hereby approved, and shall thereafter be retained as such.

Reason: In order to ensure that sufficient and suitable mobility buggy, cycle parking and refuse storage is available in accordance with Policy LP13 of the Adopted Peterborough Local Plan.

- C21 The development shall not be occupied until the 22no electric vehicle charging points shown on approved drawing MI-2861-03-AC-0001 revision D have been installed and are available for vehicle charging. The approved charging points shall thereafter be retained in working order and available for use for the lifetime of the development hereby approved.

Reason: To promote the use of sustainable modes of transport in accordance with LP13 of the Adopted Peterborough Local Plan.

- C22 The gradient of the access shall not exceed 1:20 for a minimum distance of 6 metres from the back edge of the existing public highway.

Reason: In the interests of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan.

- C23 Prior to the commencement of any works above slab level a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include but not be limited to SMART targets and a mechanism for review. It shall be written in accordance with industry best practice.

Prior to the first occupation of the development a Travel Plan Coordinator shall be appointed, details of whom shall be submitted to the Local Planning Authority in writing.

The development shall thereafter be occupied/operated in accordance with the approved Travel Plan and the review practices set out therein.

Reason: In the interests of promoting sustainable travel to and from the site, and to ensure that there is sufficient car parking provided on-site in accordance with Policy LP13 of the Adopted Peterborough Local Plan (2019).

- C24 Prior to commencement of any works above slab level a scheme for the control of offsite car parking on the adopted public highway shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to locations and extent of additional double-yellow lining on the adopted public highway; measures to ensure the enforceability of such restrictions, including any necessary Traffic Regulation Order; and means of implementing such restrictions including carriageway markings and signage as necessary.

The scheme shall be implemented in its entirety prior to the first residential occupation.

Reason: In order to mitigate the potential for indiscriminate car parking on the public highway in the vicinity of the site in the interests of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan (2019).

- C25 Notwithstanding the submitted details prior to the commencement of any works above slab level details of gating to the car park entrance shall be submitted to and approved in writing by the Local Planning Authority. Gates shall be located 6m or more from the back edge of the highway and shall open inwards.

Gates shall be installed in accordance with the approved details prior to the first residential occupation. No gates shall be installed other than in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan (2019).

- C26 No piling or any other foundation designs using penetrative methods shall take place until details including plans and a method statement has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details.

Reason: In order to safeguard the amenity of nearby residents in accordance with Policy LP17 of the Adopted Peterborough Local Plan (2019).

- C27 Prior to the commencement of any works above slab level a Lighting Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Lighting Scheme shall include but not be limited to:

- (i) A plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades;
- (ii) Lux level plans in accordance with lighting levels specified in environmental zone E2 of Lighting Professionals document "Guidance Note 01:21, The Reduction of Obtrusive Light";
- (iii) Details of bollard lighting design, appearance and specification;
- (iv) Details of building-mounted lighting design, appearance and specification;
- (v) Details of lighting to rooftop terraces;
- (vi) Identification of those areas/features on site that are particularly sensitive for ecological constraints that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;
- (vii) Demonstrate how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and
- (viii) Demonstrate how glare and dazzle to highway users will be prevented.

The Lighting Scheme shall be implemented in accordance with the approved details, including any necessary mitigation, prior to the first occupation of any unit to which it relates, and shall thereafter be retained and maintained as such in perpetuity.

Reason: In the interest of providing satisfactory amenity for residents in accordance with Policy LP17 of the Adopted Peterborough Local Plan (2019); and in the interests of crime prevention in accordance with Policy LP16 of the Adopted Peterborough Local Plan (2019).

- C28 No development shall take place until an Ecological Design Strategy (EDS, also known as a Landscape and Ecological Management Plan) addressing the creation of mitigation and compensation habitat both on and off site. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.

- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance, including reinstatement of County Wildlife Site in case of damage.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In order to minimise and mitigate the effects of the development on wildlife in accordance with Policy LP28 of the Adopted Peterborough Local Plan (2019).

C29 The development hereby permitted shall be used for the purposes of retirement accommodation only. The development shall not be occupied other than by persons who are:

- a. Aged 60 or over on the date of their first occupation at the development hereby approved; or
- b. Aged 55 or over on the date of their first occupation at the development hereby approved and who are living as part of a single household at the development hereby approved with a person or persons aged 60 or over
- c. Persons who were living as part of a single household at the development hereby approved with a person or persons aged 60 or over who have since died.

Reason: To reflect the reduced level of onsite car parking provision, to define the permission, and for the avoidance of doubt.

C30 Prior to the commencement of any development above slab level details of the design, siting, specification and manufacturer of an onsite Solar Photovoltaic panel installation with a total predicted output of not less than 23,388.36 kWh/year shall be submitted to and approved in writing by the Local Planning Authority.

The approved Solar Photovoltaic panel installation, and all other measures set out in the approved Energy and Sustainability Statement (Revision C)(Focus Consultants, August 2023) shall be implemented prior to the first residential occupation of the building and shall be retained in working order thereafter.

Reason: In order to ensure the provision of the site-based renewable energy infrastructure proposed in the application's supporting documentation in accordance with Policy LP31 of the Adopted Peterborough Local Plan (2019).

C31 Prior to the commencement of any development above slab level the following details shall be submitted to and approved in writing by the Local Planning Authority in respect of all trees within influencing distance (4.5m) of any highway features (including a carriageway whether adopted or not, parking areas and footpath/cycleway) together with any land drainage, including SUDS features or swales:

- (i) Full tree pit details (sections), with dimensions and showing all installation features, including means of watering, support, protection, together with all products to be used to protect the adjacent features above from damage, such as root barriers, root directors,

deflectors, 'RootSpace', and supported by the applicants Highway/Structural Engineer or Landscape Architect and to manufactures recommendations/design guides

(ii) A plan showing details of the extent of the above protection barrier/s, including the installation of barrier/s 2m beyond the mature crown spread of the trees in question, together with suitable and appropriate soil volumes required, in cubic meters, for the tree species being planted in each location, in order to sustain the species selected, and to comply/reference British Standard - BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

Development shall thereafter be undertaken in strict accordance with the approved details.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019).

Copies to Councillors – Councillor Mohammed Farooq
Councillor John Howard
Councillor Nicolle Trust