

Application Ref: 13/01069/FUL

Proposal: Construction of 5 x 5 bedroom dwellings with associated roadways, hard and soft landscaping

Site: Land to The North Of 29, Maxey Road, Helpston, Peterborough

Applicant: Seagate Homes Ltd

Agent: John Dickie Associates

Referred by: Cllr David Over

Reason: Concerns with the size and scale of the proposed dwellings, sewerage, traffic and ecological issues.

Site visit: 14.08.2013

Case officer: Mr M A Thomson

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Recommendation: **GRANT** subject to relevant conditions

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

Site Description

The application site is located on the edge of Helpston village and abuts Maxey Road. It has well defined boundaries that separate it from the countryside. The street scene is characterised by a variety of styles and age of dwellings, including bungalows, two storey semi-detached and new built executive-style dwellings.

To the north is the East-Coast/Cross-Country railway line. A drainage ditch abuts the eastern edge of the site. The site is covered in rough grass, there are a number of trees at the front of the site, the rest of which is bounded by hedges of varying condition. The Helpston Conservation Area is located 100m to south and the site is within Flood Zone 1.

Proposal

The Applicant seeks consent to erect 5x two storey detached dwellings with detached double garages. A new access bridge would be constructed over the drainage ditch.

History

The site is allocated for residential development with an indicative number of 6 dwellings under Policy SA6.6 of the Peterborough Site Allocations DPD (2012).

2 Planning History

No relevant planning history

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 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 - 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 - Contamination

The site should be suitable for its intended use taking account of ground conditions, land stability and pollution arising from previous uses and any proposals for mitigation. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

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.

Section 12 - Conservation of Heritage Assets

Account should be taken of the desirability of sustaining/enhancing heritage assets; the positive contribution that they can make to sustainable communities including economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a new development great weight should be given to the asset's conservation.

Planning permission should be refused for development which would lead to substantial harm to or total loss of significance unless this is necessary to achieve public benefits that outweigh the harm/loss. In such cases all reasonable steps should be taken to ensure the new development will proceed after the harm/ loss has occurred.

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.

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.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

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 envelop is defined as open countryside.

SA06 - Limited Growth Villages

Identifies the sites within the Limited Growth Villages 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.

PP02 - Design Quality

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

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, 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.

PP04 - Amenity Provision in New Residential Development

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

PP12 - The Transport Implications of Development

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

PP13 - Parking Standards

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

PP16 - The Landscaping and Biodiversity Implications of Development

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

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

PP20 - 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.

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

Helpston Parish Council (19.08.13)

Objection - The Parish Council object to the proposal, raising concerns with respect to height of the proposed dwellings and lack of sewerage facilities. The Parish advise that bungalows/chalets would be more appropriate, concerns with traffic, the ecological survey is incorrect. The Parish conclude that five properties is an ideal site layout.

Welland & Deeping Internal Drainage Board (12.08.13)

No objection - subject to the access bridge being clear of the watercourse

PCC Archaeological Officer (28.07.13)

No objection - requests that a condition be attached with respect to a desk based assessment, trial trenching and monitoring and recording of all ground work.

PCC Building Control Surveyor

No comments received

PCC Education & Children's Dept - Planning & Development

No comments received

PCC Landscape Officer (04.10.13)

No objection - The trees that front the site are in poor condition and not worthy of retention. Requests that a planting scheme be secured by condition.

PCC Pollution Team

No comments received

PCC S106 Planning Obligations Officer (01.08.13)

No objection - Advises that a POIS contribution of £45,000 and a £900 monitoring fee is relevant.

PCC Transport & Engineering Services (19.09.13)

No objections – subject to conditions with respect to provision of visibility splays, footway, parking and turning, wheel cleansing, construction management plan and informatives.

PCC Waste Management

No comments received

PCC Wildlife Officer (02.10.13)

No objection – subject to an acceptable bat mitigation statement being provided as well as details of bat friendly lighting.

Local Residents/Interested Parties

Initial consultations: 8

Total number of responses: 1

Total number of objections: 1

Total number in support: 0

A letter of representation has been received raising the following objections;

- Proximity of the new dwellings to No. 29 Maxey Road;
- Detrimental impact on adjacent bungalows;
- Visual impact on street scene;
- Shortage of good size single level accommodation in local villages;
- Sewer connection;
- Loss of trees; and
- Ecological Survey incorrect; the site is host to bats.

5 Assessment of the planning issues**1) Principal of Development**

Helpston is identified as a limited growth village under Policy CS1. The site is within the defined village boundary (SA4) and is an allocated housing site SA6.6; the principle of residential development can therefore be considered against the following criteria.

2) Design, Layout, Trees and Setting of the adjacent Conservation Area

As this is an edge of settlement site it is important that any development respects the transition between the built and natural environment, as well as providing a development that sets the tone for the village. The street scene is characterised by a mix of dwelling types. The proposed dwellings would be constructed using stone, slate, pantiles and would reflect the traditional built

form and material that characterise the village. It is considered that the arrangements of Plots 1 and 5 would add positively to the visual character by continuing a sequence of spaces and defining focal points when travelling along Maxey Road.

The appearance of the development from the north would represent a crew yard style of development with an articulation of roof heights characterised by Plots 4, 5 and their associated garaging. The gables to public view points deliberately have limited openings to ensure masonry dominance and a non-domestic appearance. The pantile roofs of the garages and link elements will be visible and add a barn like character. This is considered to create a positive built form to views when travelling into the village.

Plots 1 and 5 would have a farmhouse and threshing barn style, which would be visually interesting and their height and position would provide positive visual features and part enclosure to the street scene. These are complemented by the proposed front boundary railings and stone bridge (details to be conditioned). As such the proposal would not have an unacceptably adverse impact on the character or appearance of the street scene, it would set a positive tone for the transition between the built and natural environment and would protect and enhance the adjacent conservation area.

Subject to conditions being attached with respect to providing samples and details of finished materials, hard landscaping and levels, the proposal would accord with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011), the NPPF (2012) and PP2 and PP17 of the Peterborough Policies DPD (2012).

3) Trees, Biodiversity & Landscaping

As advised within the submitted Ecological Survey (Hiller, September 2013) a small number of bats have been identified to be using two trees at the front of the site as a summer/autumn roost. The Landscape Officer has advised that these trees are poor quality, are not worthy of retention or protection by way of a Tree Preservation Order and are a potential health and safety hazard. The scheme therefore involves the removal of these trees. Due to the presence of bats the Agent proposes a bat mitigation scheme that would set out a method and timeframe of tree removal and the provision of alternate roosting sites within the development, such as providing access into roof spaces and the provision of bat boxes. Further information will follow in the Update Report.

Notwithstanding this, a tree and hedge protection scheme shall be secured by way of condition, which would protect these features during construction, as well as conditions relating to a soft landscaping scheme and a 5 year management plan.

4) Access and Parking

The Local Highway Authority has no objections to the proposal. Each dwelling would be served by a double garage and would be able to provide 4 on-site parking spaces. There would be sufficient space within the site for vehicles to turn and leave in a forward gear and visitor parking within the courtyard.

It is noted that the Maxey Road Railway crossing is located 110m to the north, however given that only 5 units are proposed it is not considered that the proposal would constitute a highway safety hazard and would accord with Policy CS14 of the Peterborough Core Strategy DPD (2011) and PP12 and PP13 of the Peterborough Policies DPD (2012).

5) Amenity of Future Occupiers

Each dwelling would be served by a private garden area. Plot 5 proposes to use a walled garden to mitigate any noise from vehicles entering the development or travelling along Maxey Road, which is considered to provide an acceptable level of amenity and privacy.

The proposal is considered to provide acceptable living conditions for future occupiers and would accord with Policy PP04 of the Peterborough Policies DPD (2012).

6) Neighbour Amenity

A letter of representation has been received raising concerns with the proximity of the proposed dwellings and a resultant loss of amenity. Whilst Plots 1 and 2 would be located within 1m of the shared boundary given the juxtaposition of these plots to No.29 Maxey Road it is not considered that the overall mass of the dwellings would have an unacceptably overbearing adverse impact. Further, as Plots 1 and 2 would be located north they would not result in a loss of light, Amendments have been sought to mitigate any unacceptably levels of overlooking and the secondary side facing windows to Plot 2 are illustrated to be obscure glazed.

Subject to securing conditions with respect to proposed finished floor levels the proposal would not have an unacceptably adverse impact on neighbour amenity and would accord with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP03 of the Peterborough Policies DPD (2012).

7) Archaeology

The Council's Archaeologist has requested monitoring and recording of all ground work during construction, therefore subject to this condition being attached the proposal would make provision to accommodate any found archaeology and accord with Policy CS17 of the Peterborough Core Strategy DPD (2011) and PP17 of the Peterborough Policy DPD (2012).

8) Contaminated Land

The application site is historically agricultural, however for the avoidance of doubt a condition shall be attached which, in the event that unsuspected contamination is uncovered, works shall stop and it shall be fully investigated. Subject to securing this condition the proposal would ensure the safety of future occupiers and accord with Policy PP20 of the Peterborough Policies DPD.

9) Environmental Capital

In the interests of new development contributing towards the Council's aspiration to become Environment Capital of the UK a condition shall be attached with respect to ensuring the development be constructed so that it achieves a Target Emission Ratio of at least 10% better than building regulations at the time of building regulation approval being sought; it will therefore accord with Policy CS10 of the Peterborough Core Strategy DPD (2011).

10) Section 106 Agreement

The Planning Obligations and Implementations Scheme (POIS) SPG (2010) seeks a contribution of £45,000 and a 2% Monitoring Fee of £900. This has been agreed with the Applicant therefore subject to the signing of a Section 106 Agreement the proposal would accord with Policy CS13 of the Peterborough Core Strategy DPD (2011).

11) Flood Risk

The site has been identified as being within Flood Zone 1; the application site is therefore not required to be assessed under the sequential test. The proposed access bridge would be built over an existing drainage ditch however as advised by the Welland Drainage Board, providing it would not affect the flow they have no objections. As such the proposal would not result in on or off site flood risks and would accord with Policy CS22 of the Peterborough Core Strategy DPD (2012).

12) Other Matters

Sewerage – Letters of representation have raised concern with respect to connecting to the existing sewer, the fact that a development to south (Eastfield Court) was increased in height to establish connectively as well as questioning the capacity of the existing sewer network. Foul and surface water details have been requested by condition, as well as details of levels. However, capacity and connectivity are covered by the Building Control process and Anglia Water.

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 design, layout and scale of the development is considered appropriate to the surrounding character and context of the area, it would not have an unacceptably adverse impact on the adjacent Conservation Area and it would not have an unacceptably adverse impact on the amenity of existing and future residential occupiers. The proposal is therefore considered acceptable in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011), the NPPF (2012), SA4 and SA6 of the Peterborough Site Allocations DPD (2012) and PP2, PP3, PP4 and PP17 of the Peterborough Policies DPD (2012).
- A suitable access and sufficient on-site parking and turning can be provided. Subject to conditions with respect to securing a Construction Management Plan the development would not result in an adverse impact on highway safety and is considered in accordance with Policy PP12 and PP13 of the Peterborough Policies DPD (2012).
- The proposal would not result in an unacceptable impact on protected trees or existing ecological features of the site. An appropriate scheme for bat mitigating, tree protection and the hard and soft landscaping of the site can be secured via the imposition of a condition, as well as providing opportunities for biodiversity gain. The proposal is therefore in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and PP16 of the Peterborough Policies DPD (2012).
- Subject to the imposition of conditions with respect to uncovering unknown archaeology or unsuspected contamination, the proposal would accord with Policy CS17 of the Peterborough Core Strategy DPD (2011) and PP17 and PP20 of the Peterborough Policies DPD (2012).
- Subject to the imposition of conditions the proposal would make a contribution towards the Council's aspiration to become the Environment Capital of the UK and accord with Policy CS10 of the Peterborough Core Strategy DPD (2011).
- The development is subject to a POIS contribution which has been secured through a Section 106 Legal Agreement. The proposal therefore accords with Policy CS13 of the Peterborough Core Strategy DPD (2011).

7 Recommendation

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

- 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 Notwithstanding the submitted information no development shall commence on site until details of the following have been submitted to and approved in writing by the Local Planning Authority:**

1) Samples of all external finishes including walling, roofing and cladding and details of the type and design of all external doors, rainwater goods and any external services.

2) Details of the finish to all the proposed joinery.

The development shall thereafter be carried out on site in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011).

- C 3 No development shall take place/commence until a programme of archaeological work including a written scheme of investigation, monitoring and recording brief of all groundwork has been submitted to, and approved by, the Local Planning Authority in writing. No development shall take place unless in complete accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.**

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Policy CS17 of the adopted Peterborough Core Strategy DPD, the National Planning Policy Framework, particularly paragraphs 128 and 141 and PP17 of the Peterborough Policies DPD (2012)

- C 4 Notwithstanding the submitted information, prior to the occupation of the development details of all external lighting, hardsurfacing finishes and all boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. All external lighting, boundary treatments and hardsurfacing finishes shall be implemented in accordance with the approved details prior to the first occupation of the dwelling to which it relates.**

Reason: In order to protect the visual amenity of the area and to safeguard the amenities of the adjoining occupiers, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP2 and PP3 of the Peterborough Policies DPD (2012)

- C 5 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)

- C 6 In the event that unsuspected areas of contaminated land/materials are discovered during the implementation of the development hereby approved, work in the identified areas shall cease and the Local Planning Authority informed in order that an assessment can be made of the remedial measures that would be required to either control, remove or negate the potential for harm from the contaminants that may be present. Development shall thereafter only proceed once a scheme for the control or monitoring of such contaminants has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.**

Reason: In the interests of public safety in accordance with the NPPF (2012) and PP20 of the Peterborough Policies DPD (2012)

- C 7 Notwithstanding the information submitted prior to the commencement of development a tree and hedge retention statement and plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter any tree and hedge protection measures shall be implemented prior to the commencement of development taking place on site and shall be retained throughout construction to the satisfaction of the Local Planning Authority.**

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with Policy PP16 of the Peterborough Policies DPD (2012).

- C 8 Details of existing and proposed site levels, including finished floor levels of the dwellings, together with associated garden areas and garaging, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site. These details shall also include the levels of the adjoining land and any building within 15m of the boundary with the application site where access is reasonably possible. The development shall thereafter be carried out fully in accordance with the approved details.**

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011).

- C 9 Notwithstanding the submitted information and within 1 month of commencement of development a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.**

The scheme shall include the following details:

- **Planting plans including species, numbers, size and density of planting;**

The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained therein.

Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose [in the opinion of the LPA] within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with Policy PP16 of the Peterborough Policies DPD (2012).

- C10 Prior to the commencement of the development a construction management plan shall be submitted to and approved by the Local planning Authority. The Plan shall include but not exclusively:**

- **Hours of construction**
- **Details of wheel cleansing facilities.**
- **Details of parking turning, loading and unloading facilities for delivery/contractors vehicles.**
- **Details of compounds/site offices/welfare facilities.**
- **Details of haul routes to the site.**

The development shall thereafter be carried out in accordance with the approved construction management plan.

In the interests of highways safety and protecting neighbour amenity in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP3 and PP12 Planning Policies DPD (2012)

C11 Prior to the commencement of development a detailed 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. The drainage strategy should include the following:-

- Details of ownership and maintenance responsibilities for the lifetime of the development including if appropriate adoption details of any drainage element;
- Details of the overland flood flow routes and subsequent flood risk in the event of a surface water system failure
- Details of the location and rate of the discharge point including written confirmation from Anglian Water that it is prepared to accept such rates.
- Water management on site during more extreme events (i.e. 1 in 100 year plus 30% climate change).

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

Reason: To prevent the increased risk of flooding on and off site, to improve and protect water quality in accordance with Policy CS22 of the adopted Core Strategy and the National Planning Policy Framework.

C12 Prior to the commencement of development a scheme, including any phasing, of 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: In the interest of preventing an adverse flood risk, to accord with CS22 of the Peterborough Core Strategy DPD (2011).

C13 Notwithstanding the details hereby approved, detailed drawings of the bridge spanning the front watercourse shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the bridge shall be constructed in accordance with the approved plans.

Reason: In the interests of protecting the visual amenity of the area in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2012).

C14 Prior to occupation of development hereby permitted the vehicle to pedestrian visibility splays shown on Plan JDA/2012/085.Site.002E of the following dimensions 2m x 2m on both sides of the access shall be provided and shall be maintained thereafter free from any obstruction over a height of 600mm within an area of 2m x 2m measures from and along respectively the back of the highway boundary.

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Policies DPD (2012).

C15 Prior to occupation of development hereby permitted the vehicle to vehicle visibility splays shown on Plan JDA/2012/085.Site.002E of the following dimensions 2.4m x 43m on both sides of the access shall be provided and shall be maintained thereafter free from any obstruction over a height of 600mm within an area of 2.4m x 43m measures from and along respectively the channel line of the carriageway. (Channel line is kerb line).

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Policies DPD (2012).

- C16 **Prior to occupation of development the spaces shown on Plan JDA/2012/085.Site.002E shall be laid out for vehicles to park and turn clear of the public highway and those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.**

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Policies DPD (2012).

- C17 **Notwithstanding the submitted plans prior to commencement of development plans showing a footway measuring 10m in length to the south of the proposed new access shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the footway shall be implemented in accordance with the approved plans prior to the occupation of the new dwellings and maintained thereafter.**

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Policies DPD (2012).

Copy to Councillor DE Over