

Item number 3

Planning and EP Committee 10 November 2015

Application Ref: 15/01202/FUL

Proposal: Construction of 11 residential dwellings, associated garages and infrastructure

Site: Land to the east of, Fountains Place, Eye, Peterborough

Applicant: Mrs Alison Lea
Larkfleet Homes

Agent:

Referred by: Councillor David Sanders

Reason: Overdevelopment and the traffic infrastructure of the area.

Site visit: 07.08.2015

Case officer: Mrs J MacLennan

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Recommendation: **GRANT** subject to relevant conditions

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

Site and surroundings

The application site is located on the south side of Thorney Road, Eye and lies between Fountains Place to the west and Pioneer Caravan Park to the east. The site is currently agricultural land and part of a site allocation for residential development ref. SA5.7 as designated within the Adopted Peterborough Site Allocations DPD 2012. Directly to the north is the larger part of the site allocation which has planning consent for 50 dwellings which is presently under construction (14/00076/FUL). To the rear of the site is agricultural land. On the northern side of Thorney Road there are two residential developments and directly opposite planning consent for 50 dwellings is currently under construction (13/00649/FUL). Further along the northern side of Thorney Road there are 4 residential properties. Cranmore House (which has outline planning consent for up to 14 dwellings (14/01122/OUT), Alpine Lodge, Cranmore Gate and Cranmore Bungalow; there is currently an application for outline planning consent for up to 17 dwellings (15/00922/OUT) on land occupied by the latter 3 properties and this application is currently under consideration. Further to the east is Dalmark Seeds. There is a public right of way which runs to the west.

Proposal

The application seeks planning permission for the erection of 11 dwellings, 5 no 4 bed dwellings and 6 no 3 bed dwellings, with associated garages and infrastructure. Access to the dwellings would be provided at two points on the southern boundary of former approved site to the north.

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.

Presumption in Favour of Sustainable Development

Development should contribute to the City's Environment Capital ambition and take steps to address key principles of sustainable development.

Peterborough Core Strategy DPD (2011)

CS01 - Settlement Hierarchy and the Countryside

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

CS02 - Spatial Strategy for the Location of Residential Development

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

CS10 - Environment Capital

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

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.

CS21 - Biodiversity and Geological Conservation

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

CS22 - Flood Risk

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

Peterborough Site Allocations DPD (2012)

SA04 - Village Envelopes

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

SA05 - Key Service Centres

Identifies the sites within the Key Service Centres which are allocated primarily for residential use.

Peterborough Planning Policies DPD (2012)

PP01 - Presumption in Favour of Sustainable Development

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

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.

PP12 - The Transport Implications of Development

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

PP13 - Parking Standards

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

PP16 - The Landscaping and Biodiversity Implications of Development

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

4 Consultations/Representations

PCC Strategic Housing – No objection - There is no affordable housing requirement.

Lead Local Drainage Authority - No objection - subject to a condition seeking sustainable drainage measures to be secured on site

PCC Minerals And Waste Officer (Policy) – No objections - The proposal site lies adjacent to, but not within, a Minerals Safeguarding Area for brickclay (Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS26). You may wish to advise the applicant that the site lies some 500m to the north of Eyebury quarry which would not be expected to incorporate additional mitigation should planning permission be secured for their proposal.

Archaeological Officer - In March 2015 an evaluation by trial trenching was carried to test anomalies revealed by an earlier geophysical survey. The evaluation revealed that the geophysical anomalies had been caused by variations in the local geology. No archaeological features were present on the site. On the basis of the result from the evaluation, no further archaeological work is deemed necessary.

PCC Transport & Engineering Services – No objections in principle – Revisions to the shared surfaced loop road to provide a 2m wide footway has been requested along with forward visibility splays. At the time of writing the report this matter is still outstanding.

PCC Wildlife Officer – No objections – The application is accompanied by an Ecological Scoping Survey (Oct 2014) and the Officer is satisfied with the report's assessment of impacts on protected

species. An informative is recommended regarding nesting birds and a condition requiring a range of bird nesting boxes.

PCC Tree Officer - I have no objection to the proposal. It is recommended that the submitted tree planting is implemented by way of suitable condition.

PCC Rights of Way Officer - Although the developer mentions the public right of way (Eye Footpath 2 Section 1) through the western edge of the site there doesn't appear to be any mention to any changes in surface/levels etc. I would ask for clarification to any changes. There has been no request for a temporary closure of this Right of way so I would ask that the route is suitably protected from construction work, remain clear of any obstructions and available for use during the whole project.

Police Architectural Liaison Officer - No concerns or issues in respect to this proposal.

North Level District Internal Drainage Board – No objections – The plans have been amended to allow access to the Drain to the south of the site.

Ramblers (Peterborough) - Footpath needs to be kept free of obstructions during building works. Also, as set out by Peterborough Rights of Way Officer legal width of footpath needs to be kept once building work has been completed.

Eye Parish Council – Objects - Concerns are over development and the traffic infrastructure in the area

Cllr David Sanders - Objects - Eye Parish Council have asked me as Ward Councillor for Eye and Thorney to refer the above decision to committee. The grounds being concerns regarding overdevelopment and the traffic infrastructure of the area.

Local Residents/Interested Parties

Initial consultations: 10

Total number of responses: 7

Total number of objections: 7

Total number in support: 0

7 letters of objection have been received from neighbouring occupiers raising the following issues:

- No provision is made to account for the additional traffic through Eye in particular: access from the A47, access to Eye high street, access to Eye Primary School on Eyebury Road.
- No provision is made for additional parking in the High Street or outside the School on Eyebury Road.
- The roads proposed in this application are not sufficient to support traffic access to the rear of Eye School should there be a requirement to change access to the school to alleviate the already overcrowded and dangerous approach to the school from Eyebury Road.
- No provision is made to improve the drainage and sewage systems through Eye.
- No account is made for Eye School being oversubscribed and unable to take all eligible children in its catchment area.
- No account is made for the surgery being oversubscribed and unable to take additional patients.
- This application is over and above the outline plan agreed for Peterborough and in particular for Eye.
- I thought our request of limiting the building to one line of houses along the pathway of Thorney Road had been listened to.....this was obviously not the case.
- The older residents of Pioneer ParkHome Estate only bought the Parkhome on the field side because we loved the field view, and the peace and quiet that it brought. We are very disappointed that it looks as if our thoughts and lives have been ignored in preference to making money!

- The larger picture is that Eye village is slowly losing its identity and being over filled.
- I don't often beg....but in this instance I will.....please allow this field to stay as is behind us, we would be extremely grateful.
- The development will cut the light into my home and increase the noise level.
- Why does there need to be another 11 houses built which will enclose our lovely site and my wonderful views?

5 Assessment of the planning issues

The principle of development

The site lies within the village settlement boundary of Eye which is designated under policy CS2 in the Adopted Peterborough Core Strategy DPD as a 'Key Service Centre'. The site is also part of an allocated site for residential development within the Adopted Site Allocations DPD (ref. SA5.7). The principle of development is therefore established. The allocated site has an area of 2.62 hectares and states the site could accommodate 50 dwellings which is indicative. The area of the site, the subject of this application, is approximately 0.49 ha and the proposed number of dwellings is 11 which would equate to a density of 22 dwellings per hectare which is considered acceptable for this location. The site is located in close proximity to services and facilities necessary to meet residential needs. It is acknowledged that there have been a number of concerns raised by the proposal regarding the capacity of the local primary school, doctors surgery and so on. However it is considered that the development of an additional 11 houses over and above the indicative figure of 50 for the site would not put undue pressure of existing facilities. In addition the development would give rise to a CIL contribution which can be used to fund extra capacity in local services and so mitigate its impact.

The proposal accords with policy CS2 of the Adopted Peterborough Core Strategy DPD and Policies SA4 and SA5 of the Adopted Peterborough Site Allocations DPD. The principle of development is therefore acceptable subject to the proposal meeting with other relevant planning policy and material considerations.

Highway Implications

The access to the site would be served via the approved access from Thorney Road which was considered under the application for the larger site. The 11 dwellings would be served by two access points which form a loop to assist refuse collection and larger vehicles.

The site would provide adequate parking provision in accordance with the parking standards under policy PP13 of the Adopted Peterborough Planning Policies DPD.

It has been confirmed that the loop road to the rear of the site would not be offered for adoption. Changes will need to be implemented to meet the LHA requirements for the areas of road where the proposed non adopted road adjoins the adjacent adopted road. The changes required for example, would include the footways extending 2m beyond the top of the ramps into the shared surface loop road to allow pedestrian access into these areas. These details can be secured by condition.

A number of concerns have been raised regarding the additional traffic arising from the development and that no provision has been made to account for the additional traffic through Eye in particular: access from the A47, access to Eye high street, access to Eye Primary School on Eyebury Road and that no provision is made for additional parking in the High Street or outside the School on Eyebury Road. However, it is not considered that the vehicle trips arising from 11 dwelling would have a significant impact on the adjacent highway network. It is accepted that there are high volumes of traffic on Eyebury Road at school drop off and pick up times and this is a general problem near all schools, but this is only for a relatively short period of the day and is an existing problem.

It is considered that the proposal would not result in any adverse impact on the adjoining highway network and hence the proposal accords with policy PP12 of the Adopted Peterborough Planning Policies DPD and policy CS16 of the Adopted Peterborough Core Strategy DPD.

Design and Visual Amenity

The development would be a natural extension to the larger approved site. The dwellings would be two storey detached and semi-detached properties. The material palette is consistent with those used on the larger site comprising a mixture of buff/red facing brick and render and grey and Terracotta roof tiles. The use of render for focal houses will highlight key views and chimneys are included in key areas. Therefore the development will complement the development on the larger site and those along Thorney Road. It is considered that the proposed number of dwellings and density can be satisfactorily accommodated on the site. Front elevations are provided along the southern boundary providing views over the field and a southern aspect to the properties. The proposal would respect the character and appearance of the surrounding area and accords with policy CS16 of the Adopted Peterborough Core Strategy DPD and the NPPF.

Residential Amenity

All of the plots would provide an enclosed rear garden area with garden depths of at least 10m and there is a good separation distance to neighbouring plots.

It is considered that the general internal layout of the dwellings would provide a satisfactory level of amenity for the future occupiers and the proposal therefore accords with policy PP4 of the Adopted Peterborough Planning Policies DPD 2012.

Neighbouring Amenity

The dwellings would be positioned at an acceptable distance to existing neighbouring properties to avoid overlooking/loss of privacy. The dwellings would be separated from neighbouring plots in Fountains Place by at least 28m and back to back separation to properties in the larger site by at least 21m. There is a close relationship to the properties in the Pioneer Caravan Park particularly plot 9 where there is a separation of 19m however the relationship is not directly back to back as the mobile home is offset, however the closest first floor window would serve a bathroom and would therefore be obscured glazed. It is considered that the layout and relationship of the proposed dwellings with the existing neighbouring properties would not result in any adverse impact on amenity and the proposal accords with policy CS16 of the Adopted Peterborough Core Strategy DPD and policy PP3 of the Adopted Peterborough Planning Policies DPD.

Drainage

A drainage scheme has been submitted with the application which is unacceptable to the Lead Local Flood Authority because it does not incorporate sustainable drainage techniques required under existing Planning Practice Guidance.

However the detailed measures to provide sustainable drainage techniques for surface water drainage and foul drainage can be secured by condition.

Affordable Housing

The application is below the threshold for affordable housing provision.

Archaeology

In March 2015 an evaluation by trial trenching was carried to test anomalies revealed by an earlier geophysical survey. The evaluation revealed that the geophysical anomalies had been caused by variations in the local geology. No archaeological features were present on the site. On this basis no further archaeological work is necessary.

Landscaping

The application site is part of an agricultural field and is devoid of vegetation. A Landscaping Plan has been submitted with the application which is considered to be acceptable by the Tree Officer. The implementation of the Landscaping plan would be secured by condition.

Ecology

A protected species survey has been submitted in support of the application. The proposal involves the removal of vegetation which may support ground-nesting birds in particular. Therefore a

condition would be appended to ensure such features are not removed during the nesting season.

The Wildlife Officer has suggested measures to enhance the biodiversity within the site including a range of nesting boxes to cater for a number of different species such as House Sparrow, Starling, House Martin & Swift. These details would be secured by condition. It is considered that development would result in no net loss to biodiversity and accords with policy CS21 of the Adopted Peterborough Core Strategy DPD and policy PP16 of the Adopted Peterborough Planning Policies DPD.

Environment Capital

The house types have their own eco credentials with the use of timber frame with high insulation values, and the use of photovoltaic roof panels to provide electricity for the dwelling and value from the feed in tariffs.

In accordance with policy CS10 of the Adopted Peterborough Core Strategy DPD a condition would be appended to the decision requiring the development to achieve a target emission rate of 10% reduction than that specified by Building Regulations.

Flood Risk

The site is located in flood risk zone 1 and therefore is not considered to be at risk of flooding.

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:

- This is an allocated housing site within the Adopted Site Allocations DPD and lies within the village envelope of Eye which is designated as a Key Service Centre;
- The proposed access is at an appropriate standard to serve the development and parking provision would be provided in accordance with parking standards;
- The scale and design of the development would respect the character and appearance of the surrounding area;
- The development makes adequate provision for the residential amenity of the future occupiers of the properties;
- The development would not result in any adverse impact on the amenity of occupiers of existing neighbouring dwellings.

Hence the proposal accords with policies PP2, PP3, PP4, PP12, PP13, PP14 and PP16 of the Adopted Peterborough Planning Policies DPD 2012, policies CS02, CS8, CS10, CS13, CS14, CS16 and CS22 of the Adopted Peterborough Core Strategy DPD 2011, policies SA4 and SA5 of the Adopted Peterborough Site Allocations DPD 2012 and the National Planning Policy Framework.

7 Recommendation

The Director of Growth and Regeneration 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 No development other than groundworks and foundations shall take place until details of the materials to be used in the external surfaces of the development hereby approved have been

submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except 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) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 3 Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:
- Confirm where any flooded volumes highlighted in the calculations are managed on site
 - Provide updated calculations for storm water design which;
 - Use a MADD factor of 2 rather than 5
 - Uses the uksuds method for estimating impermeable areas or applies a 10% allowance for urban creep to the current impermeable area estimation
 - Provide a plan of flood flow routing to demonstrate where surface water flows when drainage designs are exceeded
 - Provide a drawing showing all private drainage
 - Confirmation of who will be adopting the proposed drainage system components
 - Confirmation that North Level IDB are content that easement and surface water discharge requirements for the site are achieved

Reason: To prevent environmental and amenity problems arising from flooding, in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011) and NPPF (2012).

- C 4 Notwithstanding the details hereby approved, the scheme for the provision of additional biodiversity enhancements to achieve a net gain of biodiversity; for example the inclusion of a range of bird boxes to cater for a number of species including House Sparrow, Starling, House Martin & Swift and the planting of a range of appropriate native tree and shrub species. The scheme shall be implemented in accordance with the approved details during the first planting season following the occupation of any building or the completion of development, whichever is the earlier.

Reason: In the interests of the enhancement of biodiversity in accordance with Policy PP16 of the Adopted Peterborough Planning Policies DPD and Policy CS21 of the adopted Peterborough Core Strategy DPD.

- C 5 The development shall be carried out in accordance with the approved Landscaping Proposals Plan L142/SL/02. The approved hard landscaping scheme shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.

Reason: In the interests of visual amenity and then enhancement of biodiversity in accordance with policy CS21 of the adopted Core Strategy and policy PP16 of the adopted Planning Policies DPD.

- C 6 Any trees, shrubs or hedges forming part of the approved landscaping scheme that die are removed, become diseased or unfit for purpose in the opinion of the LPA within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species..

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policies CS20 & CS21 of the adopted Peterborough Core Strategy DPD.

- C 7 A landscape maintenance schedule for those areas that are not to form private gardens shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling. The management plan shall be implemented in accordance with a timetable contained therein and as approved unless changes are first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policies CS20 & CS21 of the adopted Peterborough Core Strategy DPD and TD1 of the Trees & Woodlands Strategy 2012.

- C 8 Prior to the commencement of construction of any dwelling, details of how foul water will be disposed of to the nearest adopted sewer shall be submitted to and approved by the local planning authority. No dwelling shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure, irrespective of the provisions of the Water Industry Act 1991.

- C 9 The development hereby approved shall be constructed so that it achieves at least a 10% improvement on the Target Emission Rates set by the Building Regulations at the time of Building Regulations being approved for the development.

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

- C10 Notwithstanding the provisions of Schedule 2, Part 1 Class A and E of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be constructed other than as those expressly authorised by this permission or those expressly authorised by any future planning permission.

Reason: The development is relatively dense and so extensions and outbuildings must be carefully designed in order to protect residential amenity, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C11 Details of the boundary treatments for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These shall be erected in accordance with the approved details on completion of any dwelling and prior to its occupation.

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

- C12 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

C13 Lighting shall be arranged so that no danger or inconvenience is caused to users of the adjoining public highway. Details of the proposed lighting for both adopted and unadopted roads shall be submitted to the Local Planning Authority and approved in writing prior to its first use.

Reason: To avoid glare/dazzle which could lead to danger to highway users, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy DPD and PP12 of the Adopted Peterborough Planning Policies DPD.

C14 The dwellings shall not be occupied until the respective areas shown as parking for each dwelling on the approved plan PL-01 B) has been drained and surfaced in accordance with details submitted to and approved in writing by the Local Planning Authority, and those areas shall not thereafter be used for any purpose other than the parking of vehicles, in connection with the use of the dwellings.

Reason: In the interest of Highway safety, in accordance with Policies CS14, PP12 and PP13

C15 Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction. These facilities shall be in accordance with details which have been approved in writing by the Local Planning Authority prior to commencement of the development.

Reason: In the interests of Highway safety, it is required prior to commencement to ensure that construction vehicles and associated traffic would not adversely impact on the highway network, in accordance with Policies CS14 and PP12

C16 No dwelling on the development shall be occupied before the roads linking that dwelling to the existing public highway at Thorney Road have been completed to base course level, and the footways to final surfacing.

Reason: In the interests of Highway safety, in accordance with Policies CS14 and PP12

C17 Development shall not commence before fully operational vehicle-cleaning equipment has been installed of a specification and in a position to be approved in writing by the Local Planning Authority. All vehicles leaving the site shall pass through the cleaning equipment before entering the public highway. In the event of the approved vehicle-cleaning equipment being inoperative, development operations reliant upon compliance with this condition shall be suspended unless and until an alternative equally effective method of cleaning vehicles has been approved by the Local Planning Authority and is operational on site.

Reason: To prevent mud and debris being brought onto the public highway, in the interests of highway safety, in accordance with Policies CS14 and PP12

C18 The visibility splays as shown on the approved plan (PL-01 B) at the at road junctions and on the inside of bends shall be provided before the roads are brought into use, and shall thereafter be maintained free from any obstruction over 600mm in height.

Reason: In the interests of Highway safety, in accordance with Policies CS14 and PP12

C19 Before the dwellings are occupied, visibility splays shall be provided on both sides of the accesses and shall be maintained thereafter free from any obstruction over a height of 600mm within an area of 1.5m x 1.5m at individual accesses and 2m x 2m at shared accesses, measured from and along respectively the highway boundary (and the back of footway or edge of the shared-surface in the areas intended to remain private).

Reason: In the interests of Highway safety, in accordance with Policies CS14 and PP12

- C20 Notwithstanding the details shown on the approved plan (PL-01 B), the footways must extend 2m past the top of the ramps up into the shared-surface loop.

Reason: In order to provide safe pedestrian access to the shared-surface area, in accordance with Policies CS14 and PP12.

- C21 The development hereby permitted shall be carried out in accordance with the following approved plans:

- PL-01B
- 2428/L00/DS
- Garages Double dated 10.06.15
- Garages Pair dated 10.06.15
- Garages Single front gable dated 10.06.15
- 2508/L00/DS
- 2407 01A
- 2407 02A
- 2323/L00/DS
- 2502/L00/DS3
- 2502/L00/DS4
- 2308/L00/DS
- 2404/L00/DS
- L142/SL/02
- Location Plan

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:-

1. Whilst the proposed drainage solution is acceptable from a Lead Local Flood Authority perspective it does not incorporate sustainable drainage techniques required under existing Planning Practice Guidance. To achieve this the applicant would need to consider managing the quantity and quality of storm water using source control methods. This would encourage additional losses of surface water prior to the outfall and prevent the migration of pollutants through the drainage system into the receiving water body.

One important consideration is the impermeable area for the development; this is shown as 48% of the developable area, using industry standard we would anticipate that the only areas that could be classified as permeable would be any areas of public open space (http://www.uksuds.com/greenfieldrunoff_js.htm), alternatively we would suggest that the applicant makes an allowance of the increase in impermeable development over the lifetime of the development, such as extension 10% for Urban Creep.

The applicant will need to confirm the requirement for easements with the North Level Internal Drainage Board, as set out in their letter of 12th August 2015. This could impact on the proposed layout of the development. In addition to the above the applicant should also discuss the proposed increase in surface water runoff rates with the NLIDB.

Additional comments

For more information relating to Sustainable Drainage considerations please see the Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal->

change/reducing-the-causes-and-impacts-of-flooding/why-are-sustainable-drainage-systems-important/) or council webpages (<http://www.peterborough-suds.org/developers/>).

Please contact the drainage department for advice and further information.

Copy to Cllr Brown and Cllr Sanders