

Application Ref: 16/00160/OUT

Proposal: Residential development to provide up to 91no dwellings with associated access from Wisbech Road and Public Open Space

Site: Land West Of Sandpit Road, Sandpit Road, Thorney, Peterborough

Applicant: Mr Michael Sly
Sly Developments Ltd

Agent: Mr Peter Moore
Bletsoes

Referred by: Director of Growth and Regeneration

Reason: The proposal is a departure from planning policy as part of the site (access and parkland) lies outside the village envelope

Site visit: 11.02.2016

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

This site lies to the south of Sandpit Road, Thorney and at the eastern edge of the village. The site is primarily arable land, however also includes a detached farm cottage and two semi detached properties. The site is currently accessed from the existing farm access from Sandpit Road. The site includes an allocated housing site as defined within the Adopted Peterborough Site Allocations DPD ref. SA5.9; and land to the east of the village which lies outside of the village settlement boundary.

The site is approximately 4.8 hectares. To the northern boundary lies Smithfield with bungalows backing onto a small triangle of Public Open Space that immediately abuts the site; to the eastern and southern boundaries there is open countryside and arable fields. To the western boundary lies existing housing in St Mary's Close backing onto the site behind a mature hedge.

Proposal

The application seeks outline planning consent for the construction of up to 91 dwellings and the demolition of 3 dwellings (farm buildings) with access from Wisbech Road and associated open space. The proposal would provide 30% (27 no.) affordable homes. The application seeks approval of the access at this stage with matters relating to the appearance and design of the buildings, scale, layout and landscaping reserved to a later stage, if outline planning permission is granted.

A new access is proposed off Wisbech Road to the east of the village settlement boundary. The proposal is therefore a departure from planning policy and has been referred to Planning and Environmental Protection Committee to be determined by Members.

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 4 - Assessment of Transport Implications

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

Section 8 - Open Space

Existing open space, sports and recreational buildings/land (including playing fields) should not be built on unless an assessment has been undertaken which clearly shows the open space is surplus to requirements; the open space would be replaced by an equivalent or better provision; or the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.

Peterborough Core Strategy DPD (2011)

CS01 - Settlement Hierarchy and the Countryside

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

CS02 - Spatial Strategy for the Location of Residential Development

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

CS08 - Meeting Housing Needs

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

CS10 - Environment Capital

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

CS13 - Development Contributions to Infrastructure Provision

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

CS14 - Transport

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

CS16 - Urban Design and the Public Realm

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

CS17 - The Historic Environment

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

CS19 - Open Space and Green Infrastructure

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

CS20 - Landscape Character

New development should be sensitive to the open countryside. Within the Landscape Character Areas development will only be permitted where specified criteria are met.

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.

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.

SA05 - Key Service Centres

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

Peterborough Planning Policies DPD (2012)**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.

PP14 – Open Space Standards

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

PP16 - The Landscaping and Biodiversity Implications of Development

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

PP19 - Habitats and Species of Principal Importance

Permission will not be granted for development which would cause demonstrable harm to a habitat or species unless the need for, and benefits of it, outweigh the harm. Development likely to have

an impact should include measures to maintain and, if possible, enhance the status of the habitat or species.

Peterborough Local Plan 2016 to 2036 (Preliminary Draft)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document runs from 15 January to 25 February 2016.

At this preliminary stage the policies cannot be afforded any weight with the exception of the calculation relating to the five year land supply as this is based upon the updated Housing Needs Assessment and sites which have planning permission or which are subject to a current application. Individual policies are not therefore referred to further in this report.

4 Consultations/Representations

Archaeological Officer – No objections - A programme of archaeological work including a DBA, geophysical survey and evaluation by trial trenching was undertaken in 2015 in advance of potential residential development. A long curving ditch was identified which appeared to follow the original edge of the surrounding fenland. Limited finds and associated land drains within this feature suggest a probable 19th century origin. A U-shaped feature in the north-east corner of the site appears to be of similar or later date. An undated single small gully located in the north-west corner was found to be on a similar alignment to late 19th or early 20th century land drains and ploughing scars. The archaeological work was reported. On the basis of the results from the programme of archaeological investigations, no further work is deemed necessary.

Building Control Manager - Too little detail to confirm Part M compliance. Site plan does not indicate any 'lifetime homes'.

PCC Pollution Team - No comments received

PCC Transport & Engineering Services - Further clarification was sought on the Transport Assessment which is now acceptable. No information relating to the proposed site accesses have been provided. As the accesses are to be fixed as part of this application, a separate drawing showing the access points was requested. The drawing is acceptable to the Local Highways Authority. There are no highway objections subject to conditions.

PCC Travel Choice – The officer has no comments to add regarding the Framework Travel Plan.

PCC Strategic Housing – No objections – 27 affordable homes would be provided. It is expected that the tenure mix would be 19 affordable rented homes and 8 intermediate. The proposed size of units: 3 x one bedroom flats, 3 x two bedroom flats, 16 x two bedroom houses, 5 x three bedroom Houses is acceptable. 20% of units should meet Building Regulations Part M (Volume 1), Category 2 (the lifetime homes standard), this equates to 18 dwellings and additionally 2% of units on schemes with 50 dwellings and over should meet Building Regulations Part M (Volume 1), Category 3 (wheelchair housing) which equates to 2 dwellings. It is noted that all the affordable housing units are proposed as meeting the lifetime homes standard. There is no mention of any wheelchair standard units to be provided.

PCC Senior Recreation Officer – No objections - . The Sandpit Road POS is fairly straight forward apart from the swales. It is not known if the POS would be adopted, however the POS would need to be maintained to PCC standards, play equipment needs to be of a quality similar to other play areas in the city and trees need to be planted at the current minimum distance away from houses.

Lead Local Drainage Authority – No objections – Sufficient information has been submitted for the outline scheme. Further information is required at reserved matters stage or secured by condition.

Waste Management – Confirmation is sought as to whether the access would be adopted and whether there would be provision for a refuse vehicle to access the driveways.

PCC Tree Officer – No objection - It is noted that there is now a planting buffer on the western boundary as well as the southern and eastern boundaries. These buffers are welcomed. The positioning and orientation of the dwellings to the planting buffers appears acceptable as does the layout of the POS. Recommends the details of landscaping and tree protection need to be secured by condition.

PCC Wildlife Officer – No objection – An Ecological appraisal supports the application. There is no evidence of roosting bats. Bat activity surveys revealed that activity was low. External lighting should be carefully designed to avoid affecting the boundary hedgerows and associated foraging and commuting bats. A range of bat roosting features be incorporated into the new dwellings. A precautionary water vole survey should be carried out and details submitted to the LPA. Suitable areas of habitat should be provided i.e. rough grassland buffers alongside existing and proposed hedgerows and other boundary features, along with a range of bird nesting features.

PCC Planning Policy & Research – The area of land was rejected as a site allocation (Site ref H079) for housing because more than 75% of the site is located within Flood Zone 2. However, we have no objection to this site to provide access and to help the delivery of allocated site SA5.9.

Police Architectural Liaison Officer (PALO) – No objections – The Officer has had pre application consultation in respect to this development and the observations have been reflected in the proposed Master Plan. Would seek further consultation at reserved matters stage.

Anglian Water Services Ltd – No objections to the proposal.

Highways England – No objections – given this is an application for 91 houses no surveys are required on the roundabout at the west end of the bypass (B1167/A47).

Cambridgeshire Fire & Rescue Service - Adequate fire hydrants should be provided and secured by condition or S106.

Environment Agency – No objection - The proposed development will only meet the requirements of the National Planning Policy Framework if the measures as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

North Level District Internal Drainage Board - No objection in principle. Confirmation is required on points of discharge and surface water run off rates is awaited. I will then be able to advise the applicant of downstream drainage works. A development levy may be applied.

MP Stewart Jackson – Supports - I trust that the LPA will be amenable to varying the 30% affordable housing requirement to include a majority of shared equity and Starter Homes to allow local people in housing need in the Thorney village area to purchase new homes in the area adding to the economic and social viability of this Key Service Centre. I hope that you will be able to share my comments with the Planning Committee should it come forward to them for determination.

Peterborough Civic Society - The Civic Society does not object to this proposal but request that a condition or legal agreement be in place to ensure that the Public Open Space adjoining the main access road be provided in perpetuity with adequate financial provision for its maintenance. With regard to 'affordable housing'; the number shown on the indicative plan should form the basis of the approval although it is accepted that this may be subject to negotiation around the viability of the development.

Thorney Parish Council - We have kindly been kept up to date with the proposals for this site by Peter Moore of Bletsoes and by the public exhibition held in the village in August 2015. Thorney Parish Council has a few observations on the submitted scheme as follows; Some Councillors felt the site density was too great and that a reduction in the number of dwellings may be of benefit. There is concern among some local residents that the existing drainage system does not have sufficient capacity to cope with the foul drainage from the new development. We would be grateful if we and local residents can be reassured about this. There does not appear to be any reference to the 3 dwellings that will be displaced by the development.

It is appreciated that the maximum height of the new dwellings is to be no higher than two storeys. The inclusion of the new road is very welcome with the use of Sandpit Road limited to emergency access only. It is still felt that ideally this new road should link through to the adjacent Woburn development in order that Woburn Drive can also be reduced to emergency access only. We would be grateful if the City Council can give this their consideration.

The proposed Public Open Space beside the new road is welcomed. With its tree planting and landscaping it will provide a good public amenity and an enhanced rural setting for the village. However, we query who will look after and fund the maintenance of this area. There are the usual concerns as to whether the Duke of Bedford School and Thorney Medical Practice can accommodate the increase in population generated by this (and the Woburn) developments.

Local Residents/Interested Parties

Initial consultations: 161
Total number of responses: 3
Total number of objections: 1
Total number in support: 1

3 letters have been received from neighbouring occupiers. Their comments are summarised below:

- Please could there be a road linking this development to the development on Land to the South of Woburn Drive Thorney so as to have more than one access road to each of these new estates?
- It was stated in the plans for this previous development that the reason for not allowing for a link road between the two areas was because no one had applied to develop the Sandpit Road site. Now they have, and no work has yet started on either area so it's not too late.
- I'd like to request a map showing exactly where the applicant is wanting to place these properties and where the suggested access route to these properties are and or will be placed.
- My house directly faces the field that this development will be built on. I bought this house 18 months ago with my partner. It is a quiet street not on a busy main road which helps us with our sleeping patterns around shift work.
- My partner and I are emergency service workers who work on a shift basis and therefore spend a lot of time sleeping during the day.
- My neighbour at no 25 lives here and has the same issue around sleeping /shifts.
- When the development goes ahead, my home will be overlooking people's homes and back gardens.
- Hunting barn owls and short eared owls amongst other birds of prey and wildlife are often seen in the field and the loss of the immediate view of the rolling countryside will have a massive impact on local residents.
- The development along with other developments will have an impact on the local community as a whole and on services such as the school and doctors surgery.
- Our quality of life, and that of residents in the immediate vicinity will be affected.

5 Assessment of the planning issues

Background

The applicant has formerly submitted a pre-application enquiry for the development of the site. The initial plan proposed an indicative number of 73 plots, with access taken from Sandpit Road. At the centre of the scheme was an area of Public Open Space that was sited adjacent to the existing play area to the rear of Smithfield. A subsequent plan was then submitted seeking advice on a revised layout with a new access from Wisbech Road with an area of open space adjacent to the new access road. The relocation of the open space has enabled the indicative number of plots to be increased to 91.

The principle of development

This site includes an allocated housing site as designated within the Adopted Peterborough Site Allocations DPD ref. SA5.9. The site allocation area is 2.79 hectares with an indicative number of 60 dwellings to be provided. The indicative layout shows that the dwellings would all be sited within the settlement boundary and therefore the principle of the residential development is in accordance with policies CS1 and CS2 of the Adopted Peterborough Core Strategy DPD.

The proposed access off Wisbech Road would be on land outside the village settlement boundary of Thorney and on land designated as open countryside within the Local Development Framework. Therefore the proposal would be a departure from planning policy specifically, policy SA4 of the Site Allocations DPD and policy CS1 of the Core Strategy.

It is considered that a new access off Wisbech Road may be beneficial to the community, particularly the occupiers of properties along Sandpit Road as there would be no increase in vehicles accessing the development site.

In addition, there may be the potential in the future for a site to come forward (SA5.6) which was deleted from the Site Allocations DPD due to its access off Whittlesey Road and across a paddock which would have detracted from the character and appearance of the Thorney Conservation Area and from the setting of the listed buildings to the north. This site could potentially be accessed by the proposed access off Wisbech Road.

The extent of the housing development would be situated on land within the village settlement boundary; only the access road and POS would be outside the village development limits. Therefore it is not considered that the proposal would adversely impact on the character and appearance of the open countryside which planning policy CS1 seeks to protect.

The Parish Council support the inclusion of the access off Wisbech Road.

The indicative scheme proposes up to 91 new homes on the residential area of 3.62ha. This equates to a density of around 25 dwellings per hectare which would be in keeping with the village character and immediate context. The indicative layout has demonstrated that up to 91 dwellings could be accommodated on this site, subject to minor alterations.

It is also proposed that the dwellings would be 2 storey and would respect the development on the edge of the settlement and that of the surrounding countryside.

The principle of the development is considered acceptable and in accordance with policy CS16 of the Adopted Peterborough Core Strategy DPD and policy PP2 of the Adopted Peterborough Planning Policies DPD; subject to the proposal meeting other relevant planning policy requirements and material considerations.

Access

The application proposes a new 6m wide access off Wisbech Road which would also serve as the farm access up to the point where the residential development commences. The location of the new farm access is welcomed and would prevent farm vehicles from entering the residential areas. The LHA considers that an appropriate access is achievable from Wisbech Road.

A 3.7m wide emergency link would be provided from Sandpit Road.

A Transport Assessment has been submitted in support of the application and the LHA raises no objections to the application in terms of traffic generation. There are no objections from Highways England.

At the request of the LHA separate drawings have been submitted showing the accesses to the site which are committed at this stage. Due to the late submission of the drawings final written comments from the LHA have not been received. However, in principle the development is acceptable to the LHA and would not result in any significant highway safety issues. Additional highway conditions would be provided in the update report to Members.

A Framework Residential Travel Plan has been submitted with the application and this would be secured through a S106 agreement.

It is not considered that the development would result in any adverse highway implications and accords with policy PP12 of the Adopted Peterborough Core Strategy DPD and policy CS14 of the Adopted Peterborough Core Strategy DPD.

The indicative plan shows that car parking would be available within the site to meet the requirements of the Parking Standards under policy PP13 of the Adopted Peterborough Planning Policies DPD.

Comments have been made by neighbouring occupiers and the Parish Council regarding the potential for the new access road to link through to the adjacent Woburn Drive development and that the access to Woburn Drive also be restricted to emergency access. The Local Planning Authority cannot insist on this as access to the Woburn Drive development has already been approved. Should the landowners/applicants for both sites seek to amend the access Officers would consider the planning issues/merits of the proposal should a formal application be submitted. The proposal is not for consideration as part of the current application.

Public Open Space

Policy CS19 of the Adopted Peterborough Core Strategy outlines the importance of open space and advises that "Peterborough and its villages will be provided with a range of all types of publicly accessible open space and green infrastructure that deliver places for recreation, sport and play as well as delivering benefits for biodiversity". The policy goes on to say that all new residential developments will "make appropriate provision for, or improvements to, public green space, indoor and outdoor sports facilities and play facilities". The primacy given to the provision of POS is also advised within the NPPF which states that planning decisions should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other (para. 69); promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets" (para. 117); promote opportunities to incorporate biodiversity in and around developments should be encouraged" (para. 118) and so on.

The proposed development would include the provision of 1.18 hectares of Public Open Space which would be located adjacent to the access road. This would comprise a play area including a Local Equipped Area of Play (LEAP) providing a recreation area for children and an informal amenity space with parkland planting.

It is considered that the POS would provide a much needed recreational resource for the local area and would be an enhancement to the visual amenity at the gateway to the village. In addition the POS would provide greater opportunities for wildlife and a long-term net gain in biodiversity. The proposal therefore accords with policy CS19 of the Adopted Peterborough Core Strategy DPD and the NPPF.

Flood Risk

In accordance with the Environment Agency's Flood Map the siting of the residential dwellings and

emergency access are located within Flood Zone 1 (Low Probability), whilst the main access road is located within Flood Zone 3 (High Probability). It is proposed that levels of the site will be designed to direct surface water flows away from the proposed dwellings. Access and egress to and from this site in the event of an extreme flooding event will be via the proposed development's emergency access which is within flood zone 1 which will allow residents of the development to access the site during periods of extreme flooding. A Flood Risk Assessment has been submitted with the application, the details of which shall be secured by condition. The Environment Agency has no objections.

Drainage

The site is currently a greenfield site with no existing drainage. It is proposed that surface water will discharge unrestricted into the Internal Drainage Board's (IDB) watercourse located to the east of the development site. A development levy will be paid to the Internal Drainage Board who will manage the surface water on behalf of the proposed development.

It is proposed that a sustainable urban drainage system (SUDS) will be utilised across the site to include a swale and permeable paving to drives through which roof drainage will pass. Ground infiltration would be used to dispose of surface water throughout the site, however, if this is not viable, permeable paving will be tanked and will discharge unrestricted to the IDB's watercourse.

The surface water from the development over and above the existing greenfield run off would be disposed of within the site boundary in accordance with advice contained within the National Planning Policy Framework. Thus the proposal would not result in further flood risk beyond the site in accordance with policy CS22 of the Adopted Peterborough Planning Policies DPD. The drainage team raises no objections to the proposal subject to further details being secured by condition.

An 'Anglian Water Pre-application Assessment Report' has been submitted at Appendix E of the Flood Risk Assessment which has confirmed that there are no concerns with the proposed development. The foul drainage from this development is in the catchment of Thorney Water Recycling Centre that will have available Capacity for these flows. The foul sewerage system at present has available capacity. The proposed method of surface water management does not relate to Anglian Water operated assets.

Affordable Homes

The proposal would include the provision of 27 no affordable units on the site. It is expected that the tenure mix would be 19 affordable rented homes and 8 intermediate. The proposed size of units: 3 x one bedroom flats, 3 x two bedroom flats, 16 x two bedroom houses, 5 x three bedroom Houses is acceptable. 20% of units should meet Building Regulations Part M (Volume 1), Category 2 (the lifetime homes standard), this equates to 18 dwellings. 2% of the dwellings would need to provide wheel chair housing. The proposal therefore accords with policy CS8 of the adopted Core Strategy. The details would be secured by a S106 Obligation.

Landscaping

The site is clear of any trees but there are hedgerows to the site's boundaries. These will be retained and enhanced where appropriate. It is proposed that due to the flatness of the landscape and the site's edge of village location that generous landscape buffers will be planted around the eastern and southern boundaries to assimilate the development with the open countryside and to filter views of the site when viewed from afar. The planting buffer to the western boundary is also welcomed.

The positioning and orientation of the dwellings to the planting buffers appears acceptable as does the layout of the POS.

A condition would be appended to the decision requiring the details of landscaping and tree protection need to be secured.

The proposal would make provision for the protection and enhancement of the existing hedgerows to the site boundaries and provide new trees and shrubs within the site to the benefit of the visual amenity of the area and to the biodiversity value of the site. Hence the proposal would accord with policy PP16 of the Adopted Peterborough Planning Policies DPD.

Ecology

The application is accompanied by an Ecological Appraisal (July 2015). The buildings within the application site have been surveyed for the presence of bats, including a dusk emergence survey, which found no evidence of roosting bats. In addition, bat activity surveys have been carried out across the application site. Whilst activity was generally low, the habitat features of most value to bats are the mature hedgerow along the western boundary of the application site and the hedgerow along the western side of the entrance drive-way, both of which are proposed for retention as part of the site landscaping.

The Wildlife Officer advises that external lighting is carefully designed to avoid affecting the boundary hedgerows and associated foraging and commuting bats. The details of lighting would be secured by condition.

The Officer requests that a range of bat roosting features be incorporated into the new dwellings.

A water vole survey has not been carried out, however, the Officer accepts the Report's conclusion that the ditches are unlikely to support them. However as recommended in section 4.31 of the report, it is requested that prior to the commencement of construction works, a precautionary water vole survey is carried out and details submitted to the LPA.

As the proposal would involve the removal of habitats (including skylark plots and rough grassland) and the Wildlife Officer recommends that suitable areas of habitat are provided which help to continue to support such species. These habitats could be provided as part of the landscaping scheme.

A condition would also be appended to ensure the proposal would provide a range of nesting features to cater for different species of birds including House Sparrow, Starling and Swift.

It is also recommended that opportunities are sought to enhance the areas of proposed green open space, for example by the inclusion of wildlife pond(s) and wild-flower planting as well as a diverse mix of tree and shrub species planting. The SuDS features should be planted with a range of native marginal aquatic plants.

It is considered that the proposal would result in a net gain in biodiversity and therefore accords with policy PP16 of the Adopted Peterborough Planning Policies DPD.

Design

The details of the design and appearance of the dwellings would be reserved to a later stage. The applicant has made reference to the Thorney vernacular and the immediate context and proposes that reference would be taken from vernacular buildings and from this a flavour of the local vernacular will be distilled into house type details. These will pay regard to the Thorney locality lending the site's 'local distinctiveness'.

The development would provide a range of dwelling sizes from 1 bedroom to 5 bedrooms. It is also proposed that the scale of development would be in keeping with the immediate context and sensitive to the village edge.

Neighbouring Amenity

The indicative plan has demonstrated that the proposal would not unduly impact upon the amenity of neighbouring occupiers. It is considered that the layout would require some amendments to ensure that maximum available separation distances are provided between the existing

neighbouring properties in Smithfield and the site are provided, however, the application is 'up to 91 dwellings' and the density is relatively low and so this would be achievable.

Comments have been received from a neighbouring occupier who is concerned regarding the noise implications of the proposal both during construction and when the dwellings are occupied due to working shifts and sleeping hours. A construction management plan would be secured by condition and restrictions would be made on working hours, however it is considered to be unreasonable to prevent works taking place during normal working hours.

There is also concern regarding the loss of views of wildlife and the countryside once the development is implemented. However, this is an allocated site within the Adopted Peterborough Site Allocations DPD 2012 and therefore the principle of residential development on this site has been agreed.

Concerns are raised regarding the impact on the service of the village i.e. Doctors and School. However Thorney is a Key Service Centre where, and under policy CS2 of the Adopted Peterborough Core Strategy, an indicative 137 no of dwellings have been planned and therefore in order to accord with the Government's Housing Development Target, provision of services will have to be provided. The impact on local services by the development would be covered by the CIL payment made.

It is considered that the development could be accommodated without impacting on the amenity of neighbouring occupiers and therefore accords with policy CS16 of the Adopted Peterborough Core Strategy DPD and policy PP3 of the Adopted Peterborough Planning Policies DPD.

Archaeology

A programme of archaeological work including a DBA, geophysical survey and evaluation by trial trenching was undertaken in 2015 in advance of potential residential development. The archaeological work was reported. No further work is deemed necessary.

Secured by Design

Consultation was undertaken with the Police Architectural Liaison Officer at pre-application stage and advice was provided. The Officer is content that the observations have been reflected in the proposed Master Plan. There are no objections to the outline scheme however, the officer would welcome further consultation as the scheme progresses.

Public Consultation

A public exhibition was held in July 2015 and was well attended. This provides the community with information about the proposal and allowed for the community to engage with the developer. The attendees were given feedback forms. The exhibition did not expose any major issues which would affect the proposed design.

A Parish Council meeting was also attended in June 2015 to discuss the scheme in general and there is no objection to the scheme as proposed. The MP is also in support of the scheme.

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 majority of the site is allocated for housing and will provide housing to support the City Council's growth agenda
- the proposal would provide affordable homes as well as lifetime and wheelchair housing
- the development would not have any significant adverse impact upon highway safety and safe access from the adopted Highway can be provided
- the development can be accommodated within the site without any significant adverse impact upon the amenities of the neighbouring properties
- the development can be accommodated without any significant adverse impact upon existing landscaping or character and appearance of the open countryside
- the impact of the proposed development upon ecology of the site is considered to be acceptable
- the development will allow for the provision of Public Open Space; and
- the site can be adequately drained

The proposal is therefore in accordance with Policy CS1, CS2, CS8, CS10, CS11, CS13, CS14, CS16, CS17, CS19, CS21, CS22 of the Peterborough Core Strategy DPD (2011) policies SA4 and SA5 of Peterborough Site Allocations DPD (2012), policies PP01, PP02, PP03, PP12, PP13, PP14, PP16, PP17 and PP19 of the Peterborough Planning Policies DPD (2012) and Sections 4 and 8 of the National Planning Policy Framework (2012)

7 Recommendation

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

- C1 Approval of the details of the siting, design and external appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

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

- C2 Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of the building(s) and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

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

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

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

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

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

- C5 The details submitted under Condition 1 above shall include the following:
- a scheme for the provision of 30% affordable housing of which 70% is social rented

- tenure and 30% intermediate tenure
- 20% of the units shall meet Building Regulations Part M (Volume 1) Category 2 (the lifetime homes standard) and Part M (Volume 1) Category 3 (Wheelchair housing)

Reason: In order to meet varied housing needs in accordance with Policy CS8 of the adopted Peterborough Core Strategy DPD.

- C6 The details submitted under Condition 1 above shall demonstrate how the development will contribute towards the City Council's Environment Capital aspirations. If no such information is submitted, or if the information is not acceptable, then the development 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 adopted Peterborough Core Strategy DPD 2011.

- C7 The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- Flood water exceedance routes, both on and off site;
- A timetable for its implementation, and
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Demonstration that it meets the governments national standards

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with policy CS22 of the Adopted Peterborough Core Strategy. This is a pre-commencement condition as the details will need to be agreed before works commence on site.

- C8 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by JPP Consulting (ref: R-FRA-R6656PP-03-A, dated January 2016, Rev A) and the mitigation measures detailed within this document. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants and in accordance with policy CS22 of the Adopted Peterborough Core Strategy DPD

C9 No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with policy PP4 of the Adopted Peterborough Planning Policies DPD.

C10 Prior to commencement of construction of the dwellings, detailed contoured plans with existing and proposed spot heights and cross sections shall be submitted to and approved in writing by the Local Planning Authority. These shall indicate the slab level of the ground floor of all of the dwellings and show the finished levels of streets and dwellings. The development shall not be carried out other than in strict accordance with the levels shown on the approved drawing(s).

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

C11 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: In order to protect and safeguard the amenity of the area in accordance with the provisions of the National Planning Policy Framework, in particular paragraphs 121 and 123.

C12 Prior to the first occupation of any dwelling a scheme of bird and bat boxes including details of their location and design shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to first occupation of the dwellings.

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

C13 Prior to the commencement of construction works, a precautionary water vole survey shall be carried out in accordance with section 4.3 of the Ecology report and the details submitted to the LPA.

Reason: In the interests of biodiversity in accordance with policy CS21 of the adopted Core Strategy and the NPPF. This is a pre-commencement condition as the mitigation will need to be agreed prior to works commencing.

C14 Within 3 months of the first occupation a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the development is sustainable and will not generate adverse traffic to the area, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011)

and Chapter 4 "promoting sustainable transport" of the National Planning Policy Framework.

- C14 No development shall commencement other than ground works until the following has been submitted to and approved in writing by the Authority:
- a) a programme for the implementation of a scheme of hard and soft landscaping within the site
 - b) a (five year) maintenance schedules for all landscape areas;
 - c) details of the planting plans (noting species, plant sizes, proposed numbers/densities and an implementation programme);
 - d) a written specification(including cultivation and other operations associated with tree, shrub, hedge of grass establishment);
 - e) all hard surfacing material and signage;
 - f) details of fencing, gates and other means of enclosure and boundary treatment;
 - g) enhancement to the areas of proposed green open space, for example by the inclusion of wildlife pond(s) and wild-flower planting as well as a diverse mix of tree and shrub species planting
 - h) the swale/ SuDS features should include a range of native marginal aquatic plants.
 - i) compensatory wild-flower/ rough grassland habitat as part of the POS

The development shall be carried out in accordance with the approved proposals and implementation plan unless otherwise agreed in writing with 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 adopted Planning Policies DPD

- C15 If within a period of 5 years from the date of the planting of any tree or shrub that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

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

- C16 The trees shown to be retained shall be adequately fenced, as per British Standard 5837:2005 Trees in Relation to Construction - Recommendations. The fencing shall be inspected by the Local Planning Authority prior to the commencement of development, and development shall not commence until the Authority is satisfied that the trees are adequately protected. No work shall take place, and the ground level shall not be altered within the fenced areas without the prior written consent of the Planning Authority. No materials shall be stored within the fenced areas at any time.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP16 of the Peterborough Planning Policies DPD (2012).

- C17 Within three months of the commencement of development details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the design of the lighting columns, their locations and LUX levels. The lighting scheme shall thereafter be implemented in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity and highway safety, in accordance with Policies CS14 and CS16 of the Adopted Peterborough Core Strategy DPD and Policy PP12 of the Adopted Peterborough Planning Policies DPD.

C19 Notwithstanding the submitted information and prior to the commencement of any development, other than groundworks, a timetable for the laying out of the Public Open Space and associated play equipment shall be submitted to and approved in writing by the Local Planning Authority. The Public Open Space and play equipment shall thereafter be laid out in accordance with the approved timetable and at no time thereafter shall this area be used for any other use.

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

C20 No development shall take place other than ground works until details of the following materials 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:

- walling and roofing materials
- doors, windows and rainwater goods including garage doors
- boundary treatments and road/path surfaces
- details of any renewable energy or similar features to be included.

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

C21 Notwithstanding the details hereby approved the "approach" to the principal entrance to the dwellings, being the entrance that would be used by visitors arriving by car, shall be level (not exceeding a gradient of 1 in 15) unless otherwise agreed in writing by the Local Planning Authority.

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

C22 The development hereby approved shall be carried out in accordance with the following approved plans/details:-

- Location plan
- Masterplan drg. no. LLC945_90 Rev D (indicative)
- Emergency Access drg. no. E11 B
- Wisbech Road Access drg. no. E10 E
- Vehicle tracking drg. no. TA30

Reason: To clarify the approved details and to ensure the development accords with the reasoning and justification for granting planning permission as set out above

Additional highway conditions will be provided in the update report to members.

If the S106 has not been completed within three months of the date of this resolution without good cause, the Director of Growth and Regeneration be authorised to refuse planning permission for the reason stated below:

R1 A request has been made by the Local Planning Authority to secure a contribution towards infrastructure implications of the proposal however, no S106 Obligation has been completed and the proposal is therefore considered to be contrary to Policies CS12 and CS13 of the Peterborough Core Strategy DPD (2011).

Copies to Cllrs Allen, Brown and Sanders