

**Application Ref:** 17/01448/OUT

**Proposal:** Outline planning permission for the erection of up to 45 dwellings, road infrastructure and open space with all matters reserved

**Site:** Land To The West Of 85, West Street, Helpston, Peterborough  
**Applicant:** Mr Unwin, Huntley Wood Investments Ltd.  
**Agent:** Mr Barry Nicholls, Architectural and Surveying Services Ltd

**Referred by:** Director of Growth and Regeneration  
**Reason:** Departure from adopted Local Plan  
**Site visit:** 14.08.2017 and 28.03.2018

**Case officer:** Mrs Louise Simmonds  
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**Recommendation:** **REFUSE**

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

**Site and Surroundings**

The application site comprises an 'L-shaped' parcel of land situated to the south of West Street in Helpston. The land fronts onto the public highway and is sited between the single storey residential dwelling of No.85 West Street to the east, and the West Street Garage to the west. There is also a foul sewage pumping station situated immediately to the north-western corner of the site, owned and operated by Anglian Water Services Ltd. The remainder of the site is bound by the open countryside comprising arable fields and pasture land.

The site is located outside the identified settlement boundary of Helpston, a village which is defined as a 'Limited Growth Village' within Policy CS1 of the Peterborough Core Strategy DPD (2011). On this basis, the site is considered to be located within the open countryside.

The site is of relatively flat topography, with the Welland and Deepings Internal Drainage Board Ullettes Drain running partially along the northern and eastern boundaries of the site. To the southern boundary is a continuous mature hedgerow whilst to the eastern and western boundaries, the hedgerow is somewhat more sparse with large gaps. To the northern and eastern boundaries with the West Street Garage site, there are mature shrubs, hedgerow and trees.

**Proposal**

The application seeks outline planning permission for the erection of up to 45 dwellings along with associated infrastructure including roads, parking and public open space. At this time, all matters (access, appearance, landscaping, layout and scale) are reserved for future applications and consideration. Therefore, Members are being asked to consider only the principle of the proposed development.

It should be noted that the scheme has been revised from that which was originally submitted to reduce the number of proposed dwellings from up to 60 (reduced by 15no.).

## 2 Planning History

Reference	Proposal	Decision	Date
P1099/76	Outline application for four building plots	Refused	25/02/1977
94/P0337	Erection of 4 dwellings (outline)	Refused	25/08/1994

## 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 6 - Residential Development in the Open Countryside**

Housing should be located where it will enhance or maintain the vitality of rural communities. New isolated homes in the open countryside should be resisted unless there are special circumstances.

#### **Section 6 - Presumption in Favour of Sustainable Development**

Paragraph 14 sets out that development proposals that accord with the development plan should be approved without delay and that where the development plan is absent, silent or relevant policies are out of date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

#### **Section 10 - Development and Flood Risk**

New development should be planned to avoid increased vulnerability to the impacts of climate change. Inappropriate development in areas of flood risk should be avoided by directing it away from areas at higher risk. Where development is necessary it shall be made safe without increasing flood risk elsewhere. Applications should be supported as appropriate by a site-specific Flood Risk Assessment, a Sequential Test and, if required, the Exception Test.

#### **Section 11 - Development on Agricultural Land**

Where deemed necessary areas of poorer quality land should be used in preference to that of a higher quality.

#### **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 12 - Development Affecting Non-Designated Heritage Assets**

A balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset. Where the assets is demonstrably of equivalent significance to a Scheduled Monuments it should be subject to the policies for designated heritage assets.

### **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% lifetime homes and 2% wheelchair housing.

#### **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.

### **Peterborough Planning Policies DPD (2012)**

#### **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.

**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.

**Peterborough Flood Water Management SPD (2012)****Peterborough Design and Development in Selected Villages SPD (2011)****Peterborough Local Plan 2016 to 2036 (Submission)**

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 Proposed Submission version of the Local Plan took place in January and February 2018. The Local Plan was submitted to the Secretary of State on 26 March 2018 who will appoint a Planning Inspector to examine the Local Plan to establish whether it is 'sound', taking all the representations into consideration.

Paragraph 216 of the National Planning states that decision makers may give weight to relevant policies in an emerging plan according to:-

- the stage of the Plan (the more advanced the plan, the more weight which can be given)
- the extent to which there are unresolved objections to the policies
- the degree of consistency between emerging policies and the framework.

The policies can be used alongside adopted policies in the decision making progress, especially where the plan contains new policies. The amount of weight to be given to the emerging plan policies is a matter for the decision maker. At this final stage the weight to be given to the emerging plan is more substantial than at the earlier stages although the 'starting point' for decision making remains the adopted Local Plan.

### **LP02 - The Settle Hierarchy and the Countryside**

The location/scale of new development should accord with the settlement hierarchy. Proposals within village envelopes will be supported in principle, subject to them being of an appropriate scale. Development in the open countryside will be permitted only where key criteria are met.

### **LP03 - Spatial Strategy for the Location of Residential Development**

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

### **LP08 - Meeting Housing Needs**

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

### **LP13 - Transport**

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

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

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

### **LP14 - Infrastructure**

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

### **LP16 - Urban Design and the Public Realm**

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

### **LP17 - Amenity Provision**

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

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

### **LP19 - The Historic Environment**

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

### **LP21 - New Open Space, Sport and Recreation Facilities**

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

### **LP28 - Biodiversity and Geological Conservation**

Part 2: Habitats and Geodiversity in Development

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

Part 3: Mitigation of Potential Adverse Impacts of Development

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

### **LP29 - Trees and Woodland**

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

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

### **LP32 - Flood and Water Management**

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

### **LP41 - Medium Village Allocations**

Identifies sites primarily for residential development in the medium villages.

## **4 Consultations/Representations**

### **PCC Wildlife Officer (19.03.18)**

Objection – The submitted ecology report identifies suitable habitat and features to be present on the site which have the potential to support protected species including great crested newts, reptiles, water voles and bats, and makes clear recommendations for further detailed survey work to be carried out. No such further work has been undertaken and therefore, using a precautionary approach, it is assumed that all of the above species and associated habitats may be directly impacted on by this proposal.

The proposed development is located in close proximity to Torpel Manor Field County Wildlife Site, however the proposal is unlikely to have an impact upon the features for which this site has been designated.

### **PCC Tree Officer (23.10.17)**

No objections - There are no trees to note on the application site and trees are restricted to the boundaries with several offsite trees to the south west of the site. It is possible with sympathetic design to retain these offsite trees without detriment to their health. It is recommended that any future layout provides a buffer from the offsite trees. There is no arboricultural objection to the proposal as any potential impact appears minimal. A condition securing a tree protection plan at reserved matters stage is requested.

**Archaeological Officer (19.03.18)**

No objections – The development site is located in an area of high archaeological importance. The presence of ridge and furrow remains to the north and east of the proposed development site confirms that the area was part of the medieval open fields of the historic village of Helpston until enclosure. However, findings of early medieval pottery and the complex history of Torpel Manor to the west would indicate an earlier origin for the scheduled manorial site to the west. Although presently unknown, early medieval and medieval remains may extend further to the east to include the proposed development site. Given the presence of King Street, the presence of Roman remains should not be excluded. A programme of archaeological work, including geophysical survey and targeted trial trenching, should be secured by condition

**Building Control Manager**

No comments received.

**Lead Local Drainage Authority (16.03.18)**

Objection - The revised Flood Risk Assessment and Drainage Strategy detail how permeable paving and other vegetated features could be used to clean and store water, and reduce the pressure on the end of pipe basin to provide all the stormwater storage needs. The principle of this would be accepted if it could be delivered. However, no confirmation as to the agreed point of discharge has been provided, the proposal does not appear to include space to accommodate the necessary basin or Sustainable Drainage System (SuDS) features and comments regarding historic incidents of flooding have not been addressed.

**PCC Strategic Housing (23.03.18)**

Policy CS8 of the Peterborough Core Strategy DPD (2011) seeks the provision of 30% affordable housing on sites of 15 or more dwellings. Given the size of the proposed development, we would anticipate the provision of 14no. affordable dwellings with a tenure split of 70% affordable rented and 30% intermediate. As the housing mix has not yet been provided, it is requested that this is discussed prior to submission of a reserved matters application. In addition, 20% of the units (18no.) should be lifetime homes and 2% (2no.) should be wheelchair homes.

**PCC Pollution Team**

No comments received.

**PCC Peterborough Highways Services (24.08.17 and**

No objections – The anticipated car trip rates set out in the submitted Transport Assessment appear to be slightly lower than would be expected. However for this quantum of development, this does not alter the likely impacts to a great extent. As potential mitigation for the high reliance on private car, mitigation in the form of: a new/improved bus stop with shelter provision adjacent to the site in both directions; and improvements to the existing footway linking to the village should be secured.

The applicant will have to demonstrate at some point that a satisfactory access can be formed from the site onto West Street. Currently no details have been submitted as part of this outline application so the LHA cannot make any recommendations.

Reference is made to a connection to the public right of way to facilitate a connection to the primary school. This is supported but the details will need to be agreed including consent from the landowner to provide an improved route across arable land.

**PCC Senior Recreation Officer (23.10.17)**

Comments – In accordance with the Council's adopted public open space standards the proposal (60no. units) should make provision for 0.22 hectares of public open space and 0.15 hectares of natural greenspace, provide a LEAP (localised equipped area of play) and make a financial contribution towards allotment provision off-site.

**PCC Travel Choice (20.03.18)**

Whilst the proposal is not required to provide a Travel Plan, we would expect the Developer to provide Welcome Packs containing a range of information on sustainable travel options, bus routes, local walking and cycling maps etc. to each unit that is built. These packs can either be purchased from the Council or prepared by the Developer in conjunction with the Council.

**The Woodland Trust**

No comments received.

**Forestry Commission (01.09.17)**

No comments – This proposal is unlikely to have an impact on any Ancient or Semi Natural Woodland, therefore no comments to make. This does not imply support or objection to the application.

**Environment Agency (05.03.18)**

No comments – The proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee.

**Welland & Deeping Internal Drainage Board (08.03.18)**

Objection – The Board's Ullettes drain bounds the site to the north and partially to the east, and is protected by a 9 metre byelaw distance preventing new structures being constructed within it. This should be taken into account with any future layout. The revised Flood Risk Assessment/Drainage Strategy advises that if infiltration is not suitable as a means of disposing of surface water, overflow would be directed towards the Board's drain. Agreement for the point of discharge, flow rate and other technical details would be required along with the appropriate fee.

**Anglian Water Services Ltd (21.03.18)**

Comments – There is an Anglian Water sewage pumping station adjacent to the site. Dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire.

The foul drainage from this development is in the catchment of Peterborough Flag Fen Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows.

**The Wildlife Trusts (Cambridgeshire)**

No comments received.

**Historic England (02.11.17)**

No comments.

**Cambridgeshire Fire & Rescue Service (14.09.17)**

Comments – Should the Local Planning Authority be minded to grant permission, request that adequate provision be made for fire hydrants.

**Police Architectural Liaison Officer (PALO) (05.03.18)**

No comments.

**Waste Management (11.09.17)**

No comments received.



**Helpston Parish Council** has raised objection to the proposal on the following grounds:

- Policy CS1 (under the current Local Plan) identifies Helpston as a Limited Growth Village. As such, new residential development of 10 or more dwellings was to be via the allocation of the Current Local Plan and was done so when site SA6.12 was included and then developed with 34 new dwellings. Helpston has thus taken its current Plan quota and should not be subject to further allocation via this application.
- Under paragraph 5.4.12, residential development was to be on a modest scale whilst maintaining sustainability and vibrancy. With many new houses erected in Helpston during the course of this Local Plan, we feel that it has fully taken its share of the growth target for Peterborough.
- The site proposed is outside the current Village Envelope (CAS1, SA4).
- The application does not satisfy Policy CS8 and identifies no housing need in this community. No justification whatsoever is given to prove housing need in Helpston.
- The Applicant shows no contributions to infrastructure provision to help the local community as required to Policy CS13. The John Clare School is oversubscribed and short of classrooms. Development projected under the proposed Local Plan will cut off land expansion of the school and further add to the oversubscription of school places.
- There is no new employment in Helpston available from local businesses nor any proposed by this development. Hence occupants of properties on this site will have to travel to work. This is contrary to CS14 which require the minimising of the need to travel.
- There is simply no way that the proposal could be said to contribute to the historic environment.
- This is an Open Space Area and development on it would be against Policy CS19.
- There is a huge risk of flooding on this site as evidence by photographs of flooded properties on West Street.

#### **Local Residents/Interested Parties**

Initial consultations: 39

Total number of responses: 26

Total number of objections: 26

Total number in support: 0

A total of 24 no. of objections have been received from local residents on the following grounds:

#### *Principle of development*

- Under Policy CS1 of the current Local Plan, Helpston is a Limited Growth Village. As such, any new residential development of 10 or more dwellings was to be via allocation. This was done when Site SA6.12 was included and has subsequently been developed with 34no. new dwellings. Therefore, Helpston has taken its current Plan quota and should not be subject to further housing development of this scale.
- Under paragraph 5.4.12 of the current Local Plan, in the rural area residential development was to be on a modest scale whilst maintaining sustainability and vibrancy. With the number of houses erected in Helpston we feel that it has fully taken its share of growth for Peterborough.
- The site proposed is outside the current village envelope.
- The proposal does not satisfy Policy CS8 of the current Local Plan and identified no housing need in this community. No justification whatsoever has been provided.
- The need for further housing is accepted however Helpston, designated a ‘Limited Growth Village’ has already seen a 44% increase in houses since 2001 without appropriate improvements in infrastructure. This does not include the current proposal or development proposed adjacent to the recent development off Broadwheel Road (Local Plan proposed allocation HEL006H). These plans could total a further 68 dwellings; 128 in total if the land next to 85 West Street is built on. All of these proposals fall outside the village envelope.

- The proposal seeks to pre-empt the emerging Local Plan and could prejudice the delivery of the Council's chosen site for allocation within the village. HEL006H is deliverable and sustainable, and represents a logical expansion of the recently completed development on Broadwheel Road. The Council should resist this speculative application which seeks to circumvent the plan process.
- Figures from Cambridge Research Group for local need in the Barnack Ward suggests the average age is 47, and only 100 homes will be needed to 2036 in the Ward. It is therefore unfair to expect Helpston to take all those houses (34 are already completed off Broadwheel Rd ) when other villages and small scale developments and infill can do the same job without the devastating impact of an estate totalling up to 154 houses if this site and HEL006H are allowed bringing the growth figure to approximately 80% in the last few years.
- Alternative brownfield sites within the Peterborough area could be identified which are best placed for such development.

#### Infrastructure and facilities

- John Clare School is already oversubscribed and at present, it has a half-class intake (15 pupils). However, in September 2016, 19 children started in Reception and this increased to 21 by the end of the year as a result of families moving into the new homes built off Broadwheel Road.
- The school is probably of sufficient size at the moment however the development proposed will necessitate increasing the size of the school – possibly to a whole form intake.
- The Village hall is a very old, wooden structure; it is small, damp and too cold in winter for many uses. There is very little provision for young people in the village, with no play area at all for toddlers. It seems that Helpston has not benefited from developments in recent years and this should not be allowed to continue. A decent play area and new village hall would seem appropriate and should happen if this development proceeds.
- The Applicant shows no contributions to infrastructure provision to help the local community as required by Policy CS13 of the current Local Plan.
- There is now only one public house left in the village (The Exeter Arms having closed). There is no mains gas supply and car use is a necessity. I have to rely on bottled gas myself, for cooking and heating but unfortunately, I (resident of Maxey Road) find this an expensive source.
- Helpston has few facilities and councils have no money to improve them as evidenced by falling budgets.

#### Flood risk

- Our land (resident of West Street) is at a lower level than the application site and since we moved here (September 2011), it has flooded at least 4 times. The floods have come within 3 metres of our house.
- Drainage has been a particular issue with recent housing developments in Helpston and I am very concerned that if the land gets built on, surface water will increase and flooding will worsen.
- Following the recent heavy rainfall, I (resident of West Street) have further photographic evidence of flooding in my garden that I would like presented. These were taken on 10 March 2018 and, whilst the flooding was not as severe as in the past, I believe that they will help elucidate the problem. [These photographs are provided at Appendix A]
- Seriously concerned that flooding will worsen with extra surface run-off caused by building on the site.

#### Transport and traffic

- Helpston has poor traffic links, with only one bus per hour Monday to Saturday finishing at 6pm. Commuting to either Peterborough or Stamford by bus is not generally realistic. It is not possible to get to the local GP practice in Glinton via public transport. Improvements in transport links would be even more important with further housing development in the village.

- A further 60 houses would be likely to bring at least a further 120 cars to the village – many of which would be used to commute to work. The level crossings in the village already cause long delays, particularly during peak hours. Increased traffic would obviously bring further congestion and delays, in addition to the proposals for more trains on the East Coast Mainline.
- There are already major parking issues in the village and it is often chaotic along West Street at school drop-off/pick-up times. With increased traffic in the village and more children at the school, this can only worsen.
- Traffic is also increased with delivery companies (parcels and food).
- Due to increase traffic, drivers are becoming erratic and this problem would worsen.
- The quality of the roads is not suitable for increased traffic.
- Increased traffic would be a danger for children walking and cycling to school.
- There is no new employment available within Helpston and nor is any proposed. Therefore occupants of the proposed properties will have to travel to work which is contrary to Policy CS14 of the current Local Plan.
- The vehicular entrance to the site would be too close to existing chicanes.
- I (resident of West Street) am surprised that this development is being considered given the liability the Authority will have if a fatality occurs on the railway crossing. Recently, a consultation determined that a bridge should be built citing the health and safety issues of increased footfall on a manned crossing. Since then, financial backing has been withdrawn and it is no longer an option. Given that another route out of the village has since been closed and increased traffic would result, I am surprised that the Authority sees this as an ‘acceptable’ risk.

#### Amenity

- Concerned that our house and garden (resident of West Street) will be directly overlooked.
- The most recent development of 30+ houses in Broadwheel Road has only just been completed. This has resulted in a considerable amount of noise disturbance for householders in West Street for more than a year and we don’t think that this it is reasonable for these residents to be subjected to a further period of noise disturbance from construction traffic and the associated machinery and equipment which is used in house building projects.

#### Heritage

- There is no way that the proposal could be said to contribute towards the historic environment. At present the site is agricultural whereas the proposal is urban which are complete opposites.
- Helpston is described as an attractive historic rural village and the Local Plan recognises John Clare as a poet of international significance. Surely our historic village should now reflect this Heritage Asset and we should be conserving, rather than developing, every available parcel of agricultural land.
- The Motte and Bailey at Torpel Manor is growing in importance and this is located in close proximity to the site. Surely the special relationship between the settlement and its agricultural setting must not be undermined or destroyed by housing as proposed.

#### Other matters

- The proposal represents loss of open space, contrary to Policy CS19 of the current Local Plan.
- The proposal would change the character from diverse housing in West Street to a uniform type of housing and would change the nature of the village to a much larger community.
- The Applicant incorrectly states that the two houses recently developed in West Street were developments on agricultural land. These were replacements of existing dilapidated buildings.
- The Council have completely disregarded the depth of feeling against more development in this village.
- The Inspector’s decision concerning the Gladman site in Barnack means that the Council has achieved their housing target and so developing this site is unnecessary.
- The City Council’s Plan objectives are to ‘protect and enhance landscape’ and ‘promote the conservation and wide use of productive land’. If the proposed development were allowed to go ahead, there would be a loss of further productive agricultural land with it the wildlife habitat and hedgerow.

- The proposal would not reduce poverty and inequality as living in rural areas costs more, including transport.
- This outline plan has some smaller homes suggested but in the end it seems developers can change their plans as it goes along. There are no bungalows proposed for the ageing population and no amenities. The density is far too great and any developments need plenty of garden and open space. This is a rural village not a township.
- If any development were allowed on this site it should be small scale infill of stone colour bungalows and semi's (in keeping with the houses nearby on West Street.) along the road which does not have as much impact on nearby residents. There should be driveways and adequate parking to avoid parking along West Street.
- According to the HM Land Registry current Title Plan (CB335771), the Site incorporates (for more than a third of its length on the east) Ullette's Drain – a significant watercourse. It is understood that this comes under the remit of Welland and Deepings Internal Drainage Board, although does not appear to be in its legal ownership.
- The Applicant incorrectly states that the site has no material planning history in relation to planning applications. This is incorrect as application for 4no. dwellings was refused in 1994. The two reasons set out in the Refusal should be noted and taken into account in considering the present application. In particular, it was recognised that the Site lies within "the Area of Best Landscape" and that "the proposal will extend and consolidate existing ribbon development beyond the village envelope to the detriment of the rural appearance and character of the area."
- The proposed development represents new ribbon development (and infill) along the B1443, away from the centre of Helpston Village and will damage the present very pleasing western approach to the Village.
- Although still not properly recognised as such, Ullett's Drain is (in itself) a significant and historical watercourse, in this part of the village and an important corner boundary mark and feature of the landscape. It is long established (first shown on a plan on our house deeds in 1864). It is also important for wildlife and biodiversity. It forms a sensitive wildlife corridor here, which would be easily and fatally damaged by such a proposed executive housing development.
- There are a number of errors on the submitted application form.
- There are definitely great crested newts in this particular corner of Helpston, as well as other amphibians, bats, pheasants, starlings, deer, owls and etc. We (residents of West Street) have not seen any water voles but note that Ullett's Drain does eventually drain (as it runs north) into Ram Dyke, so who knows?
- There are a number of inconsistencies/errors with the submitted information which means it is not possible to make an informed assessment, making the application invalid and should therefore be rejected.

In addition, the **Campaign to Protect Rural England** has raised their objections to the proposal as follows:

- The site is outside the Village Envelope, as shown in both the PCC Core Strategy and the Draft Local Plan and this should be considered an area of open countryside.
- The Core Strategy does not allow developments such as this in the open countryside, unless an Exception Site which should be for social housing and not market housing as proposed.
- The site was put forward under the Site Allocation DPD 2012 and rejected in favour of the three identified sites. It was put forward yet again in 2016 and again rejected as there was a better alternative.
- Giving permission to this site now that the Five Year Housing Land Supply is secure would be contrary to the proposals put forward in the Draft Local Plan.

**Peterborough Civic Society** has also raised objections to the proposal on the following grounds:

- The site lies outside the Village Envelope of Helpston and is therefore contrary to the current policies set out within the adopted Development Plan Documents.

- We note that the Applicant claims that these policies are negated by the current situation regarding the five-year housing land supply, and that argument is for the City Council to counter. However the Civic Society asks that the Council pay full regard to the need to respect all policies that are not directly housing-need related and also argue that the current Local plan is in a fairly advanced stage of amendment.

## **5 Assessment of the planning issues**

The main considerations are:

- Principle of development
- Density, design and impact upon the character and appearance of the surrounding area
- Access and highway implications
- Neighbour amenity
- Ecology and trees
- Drainage
- Archaeology
- Infrastructure

### **a) Principle of development**

#### Settlement hierarchy

As set out in Section 1 above, the application site is located outside the identified settlement boundary of Helpston and is therefore within the open countryside. Policy CS1 of the Peterborough Core Strategy DPD (2011) clearly states that development within the countryside will be restricted either: to that which is demonstrably essential to the effective operation of local agriculture (or other related uses/rural enterprises); or whereby it satisfies the 'exception' test set out in policy CS8 of the Core Strategy.

In this instance, the proposal seeks private open market dwellings which have no tie or relevance to existing local rural enterprises/agricultural etc. Accordingly, it fails the first relevant part of the above policy. In addition, the proposal does not meet the exception test of Policy CS8. This test would only be met if the site is otherwise suitable for residential development in the light of all other policies in the development plan; and a specific local need for affordable housing has been demonstrated, over and above that which could be met through the 30% normal requirement; and the proposed development would provide affordable housing of a number and type which meets (or contributes towards meeting) the local need. Whilst the Applicant has confirmed that they are prepared to meet the policy requirement in respect of affordable housing provision, they are not exceeding this requirement or solely proposing affordable units. Accordingly, the development in no way meets the exceptions test and fails the second relevant part of Policy CS1.

On this basis, the principle of residential development on this site is not considered to be acceptable and the proposal is contrary to Policies CS1 and CS8 of the Peterborough Core Strategy DPD (2011).

It is noted that the Applicant considers that part of the application site (i.e. that which fronts onto West Street and extends to the depth of the plots immediately to the east and west) represents natural infill of the streetscene and should be accepted in principle. However, Policy CS1 makes no provision for such consideration and it is not considered that this should be used as an argument for accepting part of the development proposed.

#### Emerging Local Plan

It is noted that part of the application site, excluding that area which is to the rear of the West Street Garage and No.119 West Street (the western most portion of the site), is proposed for allocation within the Peterborough Local Plan 2016 to 2036 (Submission Version) (emerging Policy LP41.5). The Applicant considers that this proposed allocation should be considered as a presumption in favour of establishing the principle of residential development on the site.

However, considerable objection has been raised to this allocation and as such, it must be fully considered through the public examination process by an independent Inspector appointed by the Secretary of State for Communities and Local Government,

On this basis, at the present time the proposed allocation is not guaranteed and therefore is not considered to hold sufficient weight in terms of decision-making. The proposed development is therefore considered to be premature and should be determined on the basis of the current adopted Local Plan at this time (as above).

#### Five year housing land supply

Under the provisions of paragraph 47 of the National Planning Policy Framework (2012), Local Planning Authorities are required to have, and be able to, demonstrate a five year supply of housing. As Members will recall, the Council's five year land supply was recently tested on appeal in relation to a proposal for 80 units on the edge of Barnack (application 15/01840/OUT). The Inspector in upholding this appeal and granting planning permission concluded, on the basis of the evidence presented to him, that the Council was, at that time, unable to robustly demonstrate a five year land supply (the supply available being somewhere between 3.80 years and 4.75 years). This current application has been submitted in the context of this appeal decision and further challenges the Council's five year housing land supply.

However, following the appeal decision, the Council has published an updated Five Year Housing Land Supply report (published 5 July 2017) based upon the Council's Housing Monitoring Report from March 2017 (which sets out all sites under construction, with full or outline planning permission at 31 March 2017) and also includes sites identified as proposed allocations in the Further Draft Local Plan.

This report identifies, that between 1 April 2017 and 31 March 2022 (the current five year period), there is a requirement for 5,241 new dwellings. From the evidence provided, the report sets out that the Council is able to demonstrate that 6,516 dwellings are capable of being delivered. Accordingly, 1,275 additional dwellings can be demonstrated over the five year period which equates to a housing land supply of 6.22 years, well in excess of the 5 year requirement under the NPPF.

Accordingly, for the purposes of determining this current application, the policies contained within the adopted Local Plan (i.e. CS1 and CS8 set out above) can be considered relevant and up-to-date.

#### Loss of agricultural land

Paragraph 112 of the National Planning Policy Framework highlights the need to take into account the economic and other benefits of the best and most versatile agricultural land, and direct significant development to land which is of poorer quality. Under Natural England's Agricultural Land Classification, the application site is deemed to be of 'good to moderate' quality (Grade 3) but this is not specified further. However, the area of land subject to the proposal is not considered to constitute 'significant' development and therefore the loss of agricultural land is not considered to be unacceptable in this instance.

#### **b) Density, design and impact upon the character and appearance of the surrounding area**

The application site extends to an area of just over 1.8 hectares and up to 45no. residential dwellings are proposed. This would equate to an overall development density of some 25 dwellings per hectare. Within the surrounding locality, development is predominantly ribbon in its form, following the line of West Street out from the village to the west. This is with the exception to the south-east of the site, whereby recent expansion of the village has taken place through the development of an allocated site – Cuckoo Close. For comparison, this nearby development site extended to an area of some 2 hectares and resulted in 34no. dwellings. This therefore has a development density of some 17 dwellings per hectare.

Taking into account this neighbouring and nearby development form, it is considered that the density of development proposed is wholly inappropriate. The number of dwellings proposed could only be achieved through a form and layout of development which appears wholly at odds and incongruous within its setting, and which fails to respect the edge of village location with open countryside beyond.

Furthermore, the proposal makes no consideration or provision for the essential on-site infrastructure/services and buffers which are necessary to address the various constraints and policy requirements of the development. This includes:

- i) Public open space – based upon the adopted standards set out within Policy PP14 of the Peterborough Planning Policies DPD (2012), a minimum of 0.3 hectares of on-site public open space is required to meet the needs of the development;
- ii) Surface water drainage – notwithstanding the comments set out below, an attenuation basin of some form would likely be required;
- iii) Ullettes Drain – The Welland and Deepings Internal Drainage Board (IDB) has a byelaw of 9 metres surrounding its drain which precludes any structures from being constructed within it;
- iv) Pumping station – Anglian Water has advised that a 15 metre off-set of any dwelling is required (cordon sanitaire) to their pumping station to the north-west of the site as dwellings within this area would be subject to unacceptable impacts arising from odour etc.;
- v) Ecology and trees – As set out below, buffers to features of ecology potential and trees surrounding the site would be required; and
- vi) Open countryside – To preserve the setting of the open countryside to the south of the site, and transition any development from this into the village, a suitable buffer would be required.

Officers consider that these constraints could further reduce the developable area of the site by up to 0.4 or 0.5 hectares. Therefore, to place up to 45no. dwellings within such an area would increase the density to somewhere in the region of 35 dwellings per hectare which is a density generally found within an urban setting, not the edge of a rural village.

On this basis, it is not considered that the Applicant has sufficiently demonstrated that up to 45no. residential dwellings could be acceptably accommodated within the site as such a form/density of development would result in unacceptable harm to the character, appearance and setting of the village and surrounding area. The proposal is therefore considered to be contrary to Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP16 of the Peterborough Local Plan 2016-2036 (Submission Version) which may be afforded weight at this time.

### **c) Access and highway implications**

As detailed within Section 1 above, the proposal seeks outline permission with all matters reserved which includes vehicular and pedestrian access to the site, as well as the internal road and parking layout. As such, it should only be considered as to whether or not the proposal would have an unacceptable impact upon the surrounding public highway network in terms of traffic generation, would make adequate connections to the existing village, and can be safely accessed by both vehicles and pedestrians.

In terms of traffic generation, the application has been accompanied by a Transport Statement. Whilst this considers a far higher number of dwellings proposed (74no. in total), it has not been requested that this be revised as the impacts would be less from the reduction in dwellings proposed. Whilst the Local Highway Authority (LHA) considers that the modal share predictions for private car trips is lower than what would generally be expected from such a site, they do not consider that this would have a significant impact upon the likely impacts arising from the development and not to such a degree that they would be unacceptable. Accordingly, whilst the proposal would generate additional trips to/from the site it is considered that the surrounding public highway network could accommodate this.

It is noted that several local objectors have raised concern with regards to the capacity of West Street and the surrounding highway network, particularly in terms of queues at peak times, however as the LHA has raised no objections in this regard it is not considered that a reason for refusal on this basis could be sustained.

Notwithstanding this position, the LHA has requested that mitigation measures be secured to try and reduce the reliance of future occupants upon the private car. This mitigation would be in the form of new/upgraded bus stops outside the site, as well as improvements (in terms of width and surfacing) of the footway along the site frontage which links to the village to the east. Such measures could adequately be secured by a legal agreement which Officers have not entered into as the proposal is considered unacceptable in other respects.

With regards to the vehicular access to the site, it is proposed for this to be taken from West Street to the north of the site. Whilst no details have been provided indicatively at this stage, it is considered that safe and adequate access could be achieved.

Finally, it is noted that the Applicant proposes to provide a link to the public right of way which runs to the south-west/west of the site, through the arable field immediately adjacent and on to the Primary School. However, at no point does the application site directly connect to this right of way and therefore any connection would be reliant upon third party land which cannot be secured/guaranteed by the Applicant. As such, it cannot be considered that this link is feasible. Notwithstanding this, and whilst such a link would provide a more direct route for users to the existing village facility, safe and convenient pedestrian access to the village can readily be secured along West Street.

On this basis, it is considered that safe and convenient access for vehicles and pedestrians could be achieved and any increased traffic generation could be safely accommodated without detriment to the surrounding public highway network. Mitigation could be secured to try and reduce the reliance of future occupants upon trips by private car. Accordingly, it is considered that the proposal is in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011), Policy PP12 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP13 of the Peterborough Local Plan 2016-2036 (Submission Version) which may be afforded some weight at this time.

#### **d) Ecology and trees**

As set out in Section 1 above, the majority of the site is presently part of a larger arable agricultural field which has been subject to intensive farming for a number of years. It is however bound in parts by mature hedgerow, trees and the Ulletts Drain.

##### Ecology

In terms of the ecological impacts arising from the development, the application has been accompanied by an Extended Phase 1 Survey and Preliminary Ecological Appraisal dated July 2017 and the City Council's Wildlife Officer has advised that the assessment and conclusions contained therein are accepted. This ecology report identifies suitable habitat and features to be present on the site which have the potential to support protected species including great crested newts, reptiles, water voles and bats, and it makes clear recommendations for further detailed survey work to be carried out (during autumn 2017 and spring 2018).



The Wildlife Officer requires that these assessments be undertaken before the current application is determined in order to determine whether the proposed level of development is acceptable. This is noted and the Applicant has requested that the determination of the application be delayed further to allow for the surveys to be carried out. However, Officers consider that a precautionary approach could be taken in this regard given that the current application reserves all matters for future consideration. The presence, or otherwise, of protected species would not be sufficient grounds on which to preclude development in its entirety, and further detailed ecology surveys could be a requirement of future reserved matters applications to ensure that the eventual layout of the development adequately mitigated and prevent harm to habitats/protected species. In addition, Officers have already permitted a considerable extension to the determination period of the application to allow the Applicant to revise the proposal, and to extend the period further would not be appropriate given the number of interested local residents.

On the basis of the above, the lack of further survey work is not considered to be a matter on which a reason for refusal could reasonably be sustained.

### Trees

The application has been accompanied by an Arboricultural Survey and constraints assessment, the conclusions of which are accepted by the City Council's Tree Officer. There are no trees within the actual application site itself, albeit there are a number of trees to the site boundaries, the most notable of which are to the south-west. There is also another notable tree to the site frontage with West Street, an Ash. However, this tree has been assessed as being of poor quality with a limited life expectancy and should therefore be removed. The Tree Officer raises no objections to this.

It is considered that any future site layout could provide a suitable buffer to off-site trees such that no harm results. Similarly, any layout could also ensure that significant overshadowing, apprehension and leaf littering was minimised to prevent future pressure for pruning which may harm the integrity/structure of trees. To secure this, the Tree Officer requests that a detailed Arboricultural Protection Plan and Method Statement be required alongside future reserved matters applications. This is considered necessary to ensure that no loss of key features of landscape value result, in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP29 of the Peterborough Local Plan 2016-2036 (Submission Version) which may be afforded only limited weight at this time.

## **e) Drainage and flood risk**

### Surface water drainage

As the proposal constitutes 'major' development, the provision of Sustainable Drainage Systems (SuDS) is a requirement to deal with the surface water drainage of the site. The application has been accompanied by a Drainage Strategy which sets out the different options for dealing with surface water drainage – either through infiltration or direct discharge into the Welland and Deepings Internal Drainage Board (IDB) Ullettes Drain. However, neither proposal has been investigated or designed to a sufficient degree that the principle can be accepted by the City Council's Drainage Engineer.

With regards to infiltration, there are outstanding issues with regards to whether this can be achieved. Whilst infiltration testing was undertaken to inform the Drainage Strategy, it was not undertaken to a depth sufficient to allay the concerns of the Drainage Engineer. In addition, by virtue of the adjacent West Street Garage, there is potential for ground contamination which may preclude infiltration owing to the risk to ground and controlled waters. In terms of connection to the Ullettes Drain, no confirmation that this is agreed by the IDB has been provided and as such, this cannot be considered as a potential measure at this time.

On this basis, the application has failed to demonstrate that surface water drainage from the site would be adequately managed so as to not pose an unacceptable flood risk either to the site itself or those which surround it. On this basis, the proposal is contrary to Policy CS22 of the Peterborough Core Strategy DPD (2011), the Peterborough Flood Water Management SPD (2012) and emerging Policy LP32 of the Peterborough Local Plan 2016-2036 (Submission Version) which may be afforded only limited weight at this time.

#### Flood risk

The application site is located within Flood Zone 1 however, due to the size of the development it must be accompanied by a Flood Risk Assessment, the purpose of which is to ensure that the development does not increase flood risk elsewhere. It is noted that some of the objections received from local residents have raised issues of historic flooding to properties neighbouring the application site and concern that the proposal would worsen this situation. The City Council's Drainage Engineer requested that the FRA consider these historic incidents of flooding and investigate their cause to ensure that no worsening results from the development. However the submitted FRA has failed to address this and accordingly, the Drainage Engineer has raised objection.

ON this basis, there is concern that the proposal could worsen existing flooding issues surrounding the site which would be contrary to Policy CS22 of the Peterborough Core Strategy DPD (2011) and paragraph 103 of the National Planning Policy Framework (2012).

#### Foul drainage

Anglian Water Services has confirmed that both the Waste Water Treatment works and sewage network which would accommodate this development have sufficient capacity.

#### **f) Neighbour amenity**

Given that the layout and appearance of the proposed dwellings are reserved at this time, it is not possible to undertake a comprehensive assessment of the impact upon neighbour amenity. However, the required easement to the Ullettes Drain required by the Welland and Deeping IDB abuts the shared boundary with No.85 West Street and this, along with a carefully designed layout would be sufficient to ensure that adequate levels of separation are provided to No.85 West Street. Similarly, any future layout could ensure that adequate separation is maintained to No.119 West Street. Such separation would ensure that no unacceptable levels of overshadowing, overbearing or overlooking impact.

It is therefore considered that the proposal would not result in unacceptable harm to the amenities of neighbouring occupants, and is in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP17 of the Peterborough Local Plan 2016-2036 (Submission Version) which may be afforded weight at this time.

#### **g) Archaeology**

The City Council's Archaeologist has advised that the application site is likely to contain relatively undisturbed buried archaeology as it is located within an area of high archaeological importance. The presence of ridge and furrow remains to the north and east of the proposed development site confirms that the area was part of the medieval open fields of the historic village of Helpston until enclosure. However, findings of early medieval pottery and the complex history of Torpel Manor to the west would indicate an earlier origin for the scheduled manorial site to the west. Although presently unknown, early medieval and medieval remains may extend further to the east to include the proposed development site. In addition, given the presence of King Street (to the north), the presence of Roman remains should not be excluded.

Given the undeveloped nature of the site, any potential buried assets are expected to have survived in reasonably good conditions of preservation, notwithstanding some degree of truncation of upper deposits caused by farming from the medieval period. To ensure that no harm to, or loss of, these potential undiscovered buried heritage assets, the Archaeologist has requested that evaluation by geophysical survey and trial trenching be secured by condition. This is considered appropriate and necessary to ensure that the development accords with paragraph 128 of the NPPF, Policy CS17 of the Peterborough Core Strategy DPD (2011), Policy PP17 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP19 of the Peterborough Local Plan 2016-2036 (Submission Version) which may be afforded only limited weight at this time.

#### **h) Infrastructure**

It is noted that a number of objections have raised concern with regards to the lack of infrastructure within Helpston and, in particular the lack of school place and open space.

The City Council has an adopted Community Infrastructure Levy (CIL) which is a fee chargeable upon all new residential floorspace above a certain threshold. The current proposal would fall under this levy and this would make financial provision to meet the infrastructure needs arising from the development, used to fund (amongst other matters: transport schemes; flood defences; schools; hospitals; and other health and social care facilities.

The only matters which fall outside the remit of CIL are development-specific off-site highway works (discussed above), public open space provision and affordable housing.

Turning first to affordable housing, the Applicant proposes to meet the Council's adopted policy requirement of 30% affordable housing as set out under Policy CS8 of the Peterborough Core Strategy DPD (2011).

With regards to public open space, no details as to the provision to be made on-site have been provided. However, under the Council's adopted open space standards (Policy PP14 of the Peterborough Planning Policies DPD (2012), provision of 0.3 hectares of on-site open space, which includes a localised equipped area of play (LEAP) would be required. In addition, an off-site financial contribution towards the Bainton allotments, of some £1,866 (plus 5 years maintenance costs) would be required.

Whilst the Applicant has not refused to make the above contributions, these would normally be secured by a Section 106 Legal Agreement. Officers have not undertaken to secure such an agreement as the development has been considered unacceptable in other respects. Whilst this is a decision taken by Officers, the failure to secure these contributions results in the development failing to accord with Policies CS12 and CS13 of the Peterborough Core Strategy DPD (2011) and emerging Policy LP14 of the Peterborough Local Plan 2016-2036 (Submission Version) which may be afforded weight at this time.

## **6 Conclusions**

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

## **7 Recommendation**

The Director of Growth and Regeneration recommends that Outline Planning Permission is **REFUSED** for the following reasons:

- R1 The application site is located outside the identified settlement boundary of the Limited Growth Village of Helpston, and is therefore within the open countryside. The proposal seeks up to 45no. open market dwellings with only the policy requirement level of affordable housing provision as set out in Policy CS8 of the Peterborough Core Strategy DPD (2011). The proposal would therefore fail to meet with the exception provisions contained within Policy CS1 of the Peterborough Core Strategy DPD (2011), which strictly controls development within the open countryside, and is unacceptable in principle.
- R2 The proposal would represent a form of development which is considerably denser than the established built form of the surrounding area and wider village. Furthermore, the submission fails to adequately consider the space required for the necessary public open space and drainage infrastructure, as well as considering the required ecology, tree and open countryside buffers which are essential. Accordingly, the proposal would result in a form of development which appears wholly at odds, incongruous and unduly dominant to its surroundings and which causes unacceptable harm to the character, appearance and setting of the locality, contrary to Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP16 of the Peterborough Local Plan 2016-2036 (Submission Version).
- R3 The proposal fails to demonstrate that surface water run-off arising from the development can be adequately managed so as to not pose an unacceptable risk of flooding either on the site or elsewhere. Furthermore, the proposal fails to take account of historic incidents of flooding within the immediate locality and demonstrate that the proposal would not worsen such flood risks. On this basis, the proposal is contrary to Policy CS22 of the Peterborough Core Strategy DPD (2011), paragraph 103 of the National Planning Policy Framework (2012) and the Peterborough Flood Water Management SPD (2012).
- R4 The application proposal fails to make provision for additional infrastructure and community facilities in terms of securing affordable housing, off-site highway works and public open space, which are necessary as a direct consequence of development. The proposal is therefore contrary to Policies CS12 and CS13 of the Peterborough Core Strategy DPD (2011), the Planning Obligations Implementation Scheme SPD (2010) and emerging Policy LP14 of the Peterborough Local Plan 2016-2036 (Submission Version).

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**Appendix A – Objector photographs**



**Photograph 1:** *Flooding in the garden of 119 West Street, 10/07/2018*



**Photograph 2:** *The border between 119 West Street, Helpston and proposed area for development in 17/01448/OUT, showing flooding on the lower-level land of 119 West Street, 10/03/2018*



**Photograph 3:** *Further evidence of flooding at 119 West Street, Helpston on its border with the proposed area for development in 17/01448/OUT, 10/03/2018*

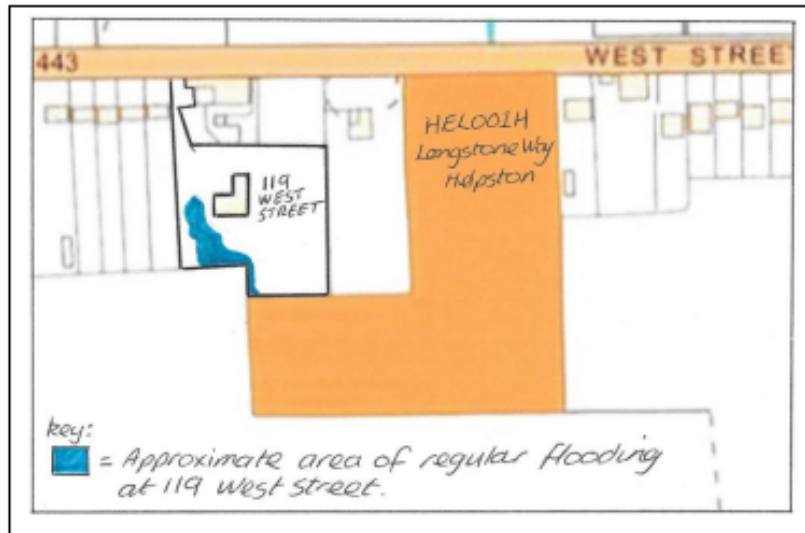


Figure 1: diagram to show approximate area of flooding at 119 West Street. HEL001H 'Longstone Way Helpston' is the area proposed for development in application 17/01448/OUT 'Land to the West of 85 West Street, Helpston.



Photo 1: 25/11/2012



Photo 2: 29/04/2012



Photo 3: 09/03/2016

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