

Application Ref: 23/01659/FUL

Proposal: Demolition of existing buildings, construction of 4 affordable dwellings including car parking, infrastructure and landscaping

Site: 10 The Crescent, Orton Longueville, Peterborough, PE2 7DT

Applicant: Cross Keys Homes Ltd

Agent: Ms Camilla Burgess
Carter Jonas LLP

Site visit: 18.01.2024

Referred by: **Councillor Graham Casey, Councillor Heather Skibsted and Councillor Michael Perkins**

Reason: Overdevelopment of the plot with a lack of parking resulting in increased traffic and amenity issues. Construction stage disruption.

Case officer: Connor Liken

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Recommendation: **GRANT** subject to relevant conditions

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

Site and Surroundings

The application site is located within Orton Longueville, a primarily residential area south of Peterborough City Centre, situated at the end of 'The Crescent' a small cul-de-sac, falling within the Orton Longueville Conservation Area. The surrounding area is characterised by two-storey terraced, semi-detached and detached properties, constructed in a mix of red / cream brick, brown concrete roof tiles and white UPVc windows and doors.

The application site itself comprises of two storey, part single storey to rear apartment building, constructed in red brick with a front gable and pitched roof that is currently vacant, covering an area of 0.09ha with existing trees along the south-eastern boundary.

Proposal

Planning permission is sought for the 'demolition of existing buildings, construction of 4 affordable dwellings including car parking, infrastructure and landscaping'.

The proposal would consist of two semi-detached pairs, offering two car parking spaces per dwelling with rear gardens. Two being offered for shared ownership and the other as affordable rent.

2 Planning History

Reference	Proposal	Decision	Date
93/P0021/C	Change of use to hostel for the homeless	Permitted	11/03/1993
92/P0678/C	Change of use of former childrens home to private residence	Permitted	28/09/1992
P1049/81/C	Alterations and additions to a Children's Home/Hostel for Adolescents	Permitted	11/03/1982

3 Planning Policy

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

Planning (Listed Building and Conservation Areas) Act 1990

Section 72 - General duty as respects conservation areas in exercise of planning functions.

The Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2023)

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed beautiful places

Section 15 – Conserving and enhancing the natural environment

Peterborough Local Plan 2016 to 2036 (2019)

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

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

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

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

LP13 - Transport

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

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

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

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

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

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

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.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

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

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

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

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

Part 2: Habitats and Geodiversity in Development

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

Part 3: Mitigation of Potential Adverse Impacts of Development

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

LP29 - Trees and Woodland

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

Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where

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

LP32 - Flood and Water Management

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

LP33 - Development on Land Affected by Contamination

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

4 Consultations/Representations

Orton Longueville Parish Council

Objection -The surface water risk and surface water drainage strategy have not been addressed.

Lead Local Drainage Authority

Following the receipt of additional information submitted during the course of the application, no objection subject to a single condition.

PCC Wildlife Officer

No objection, subject to conditions- Further details required in regard to landscaping, bat and bird box provision and submission of a CEMP.

PCC Peterborough Highways Services

No objection, subject to conditions.

PCC Pollution Team

No objection subject to the attachment of an unsuspected contamination condition.

PCC Conservation Officer

No objection - The site is of low architectural merit and is not a heritage asset. The proposal would not cause harm to the character of the area.

PCC Strategic Housing

No objection - Compliance with Policy LP08 of the Peterborough Local Plan (2019).

Archaeological Officer

No objection.

Open Space Officer

No objection - The application falls below the threshold for the requirement of off-site public open space (non-strategic).

Cambridgeshire Fire & Rescue Service

No comments received.

Waste Management

No comments received.

PCC Property Services

No comments received.

Local Residents/Interested Parties

Initial consultations: 14

Total number of responses: 6

Total number of objections: 6

Total number in support: 0

During the public consultation period six representations were received. A summary of the main material planning considerations can be found below.

- There is a lack of provision for pedestrian and vehicular access and parking. Access into the site along The Crescent is a narrow strip which cannot support two vehicles at once and with increased traffic, this could pose a danger to pedestrians.
- There is no proposed visitor parking.
- The proposal for x4 dwellings is too dense.
- Risk of anti-social behaviour.
- The developer should consider creating a hard surfaced parking area for extra parking.
- The existing hammerhead within The Crescent is always parked with vehicles making it difficult for residents to manoeuvre.

- There is not enough parking provided, cars are always parking on the grass verges.

Councillor Graham Casey =

- 4 houses could be seen as an over development for a small plot of land.
- Increased traffic will have a detrimental impact on the amenity of neighbours.
- Whilst the proposal contains sufficient parking provision for residents of the properties themselves, there seems to be no plan for their visitors.
- Access to the site is via a single track. It is inevitable that neighbours will be impacted during construction phase; regard needs to be had with access for Aragon waste collection vehicles. Thought should be given to where contractors are able to park their vehicles during construction.
- Potential for S106 contributions to provide a solution to the parking / traffic concerns raised.

Councillor Heather Skibsted = Several issues for local residents with regard to the proposal.

5 Assessment of the planning issues

The main planning considerations are:

- Principle of development.
- Design and impact to the character and appearance of the site and impact to the setting of designated heritage assets.
- Neighbour amenity.
- Occupier amenity.
- Highway safety and parking provision.
- Ecology.
- Drainage and flood risk.
- Housing needs.
- Trees.
- Other.

a) Principle of development.

The application site falls within the settlement boundary of the City of Peterborough. Together with Policy LP03 (Spatial Strategy for the Location of Residential Development), development is steered towards areas with existing and best access to services and facilities, helping reduce the need to travel.

It was raised by local Councillors that the proposal is considered to be overdevelopment with concerns over density. Officers note that:

The existing building has 144.44 dwellings per hectare whilst the proposed development would offer 44.44 dwellings per hectare.

The existing building has a footprint of 288sqm whilst the proposed development would offer 222sqm.

The existing buildings floorspace is 406sqm whilst the proposed development would offer 659sqm.

Therefore, in terms of density the proposed development would offer less than the existing, whilst providing a greater floor area across two stories.

Additionally, Policy LP08 of the Peterborough Local Plan (2019) states that all new rented tenure affordable housing will be required to be built to meet minimum national space standards (as defined by the Building Regulations). From the submitted documentation, Officers agree that the proposed units and tenure mix would meet this requirement. It should be noted that Plots 1 and 2 are to be shared ownership therefore have no requirements to meet the minimum national space standards.

As such, the principle of residential development situated within the City of Peterborough can be considered in principle with policies LP01, LP02, LP03, LP08 and LP16 of the Peterborough Local Plan (2019) subject to satisfactory assessment against the following matters.

b) Design and impact to the character and appearance of the site and impact to the setting of designated heritage assets.

Policy Context

The National Design Guide was adopted in 2021, The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This National Design Guide illustrate how well-designed places can be achieved in practice.

Matters of context are discussed within Paragraphs 38-49 of the National Design Guide (2021), however, Paragraph 43 is most pertinent, which states, 'well-designed new development is integrated into its wider surroundings ... it is carefully sited and designed and is demonstrably based on an understanding of the existing situation. Patterns of built form ... inform the layout, grain, form and scale [and] the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development.

Discussion

The proposed development has been designed to be in keeping with the surrounding area which hosts a range of dwelling types and sizes, including semi-detached housing along The Crescent. Many of the dwellings within the immediate area have a similar material palette to that is proposed.

The proposal would comprise of 2 x semi-detached pairs, constructed in red brick, with rustic brown /red concrete interlocking roof tiles with UPVc windows. Officers note the brick detailing to

the principal elevation, enhancing the character of the application site within its setting. The proposed eave and ridge height would be marginally taller than the existing building, however, would be in character with the surrounding dwellings.

With allocated parking to the front of the dwelling and proposed landscaping, the dwellings would be set back from the public highway, like that seen within the wider street scene with rear gardens. From a design perspective, Officers greatly consider that the proposed development would enhance the character and appearance of the site and surrounding area, providing a good quality designed residential development on an existing brownfield site.

The City Council's Conservation Officer has stated no objection to the proposed development. The application site is located within the Orton Longueville Conservation Area and is characterised as a 20th century building that is of low architectural merit, not considered as a heritage asset and does not positively contribute to character and appearance of the Conservation Area.

Whilst the proposal would be visible from The Green, through an existing townscape gap, owing to the proposed scale and located, the proposal would not impact upon the character and appearance of the conservation area.

It is accepted that the proposed material palette consists of materials found in the locality and of an appropriate scale and form. Additionally, parking is street facing, which reflects the existing arrangement within the street scape, therefore creating a positive contribution and enhancing the character and appearance of the Orton Longueville Conservation Area.

On the basis of the above, the proposal is considered to be in accordance with Policy LP16 and LP19 of the Peterborough Local Plan (2019) and Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990.

b) Neighbour amenity

Given the position of the proposed development, there are several dwellings that surround the boundaries of the application site which are potentially impacted. These include No's 1, 2, 4, 6 and 8 The Crescent (to the southwest), No's 9 and 11 (to the north) and No's 3,5,7 and 9 Royle Close (to the southeast).

Plot One would be situated 13.50m from the rear elevation of No 8 The Crescent, increasing in separation distance moving south towards No.2 The Crescent. It should be noted that the existing separation distance is 13.15m.

At the closest point, there would be a separation distance of at least 25.00m between the rear elevations of the proposed development and the rear of No.2 The Crescent. Officers consider this to be an adequate back-to-back separation distance to avoid overlooking. This is increased by 11.50m from the existing separation distances.

To the east, Plot 4 would be situated 15.00m from the closest point of No 3 Royle Close, increasing to 19.00m for the remainder of the dwellings situated along Royle Clos. Again, Officers consider this to be an adequate separation distance between the existing and proposed dwellings. It should be noted that the existing separation distance is 21.00m, however reduction in side to rear separation would not be significant enough to cause concern.

No's 9 and 11 to the north would sit on the other side of the public highway and are set back with spacious front drives as such, there would be no impact to their amenity.

It is noted that all side facing windows would be obscure glazed, serving either a W/C or bathroom, therefore concerns over loss of privacy to the neighbours along the eastern and western boundaries would be mitigated.

The proposed development is considered to be of a scale similar to the existing building on site,

and with the adequate separation distances on all sides, Officers do not consider that there would be an impact from overshadowing.

Additionally, with the development limited to two-storeys, split into two-semi-detached pairs the built form is broken up ensuring that the proposal would not appear unduly dominant in the setting.

As such, the proposal is considered to be in accordance with Policy LP17(a) of the Peterborough Local Plan (2019).

c) Occupier amenity.

Officers consider that the amenity of future occupiers would be adequate given that the dwellings would be subject to sufficient levels of natural light, privacy within the cul-de-sac location and suitable noise attenuation. However, Officers note that rear garden of Plot 4 would be somewhat narrower than the other plots, yet given the number of benefits delivered with the proposal, this would not lower the future occupier amenity to a less than satisfactory level.

It is noted that all proposed private garden space is to be secured by a 1.80m high close boarded fence, with an additional 0.30m trellis adjacent to the boundaries adjoining neighbouring properties and the public play areas. This is to reduce the any external amenity concerns for the occupier whilst providing additional security.

Additionally, all proposed dwellings would have individual bins that could be stored in the rear gardens, all with access to the public highway at the front of the property for collection.

As such, the proposal is considered to be in accordance with Policy LP17(b) of the Peterborough Local Plan (2019).

d) Highway safety and parking provision.

The Local Highway Authority have stated no objection, subject to conditions. It is noted that the construction would involve a number of vehicles crossing the existing vehicle crossing between the public highway, across the footway into the site. This would not have been constructed to cater for large construction vehicles and could be damaged as a result. Therefore, Officers recommend a suitably worded condition seeking a temporary solution to the construction access followed by a replacement permanent access to ensure that the highway is not damaged. Additionally, a pre-commencement condition would be appended requesting a construction management plan, including details of wheel wash to be submitted to and agreed in writing with the LPA in light of concerns raised during the consultation period in regard to knock on impacts from the construction phase.

In order to avoid the vehicular access and parking area being enclosed, a condition is recommended to ensure that 1) No gates or other means of enclosure can be erected across the vehicular access and 2) No means of enclosure over 1 metre in height can be erected forward of the front elevation of the dwellings.

It was noted in the representations received from councillors, the suggestion that the applicant could consider a S106 to deal with increasing parking provision within the wider cul-de-sac. Officers consider this would not meet the statutory tests of S106 agreements as it would be unnecessary and unreasonable as the existing parking arrangement for other dwellings is not a matter that the current proposal is required to resolve, particularly given that the current proposal would meet the Local Plan parking standards. As such, this would be an unreasonable request in planning terms.

On the basis of the above, the proposal is considered to be in accordance with Policy LP13 of the Peterborough Local Plan (2019) and the Adopted Peterborough Parking Standards (2019).

e) Ecology.

The City Council's Wildlife Officer has stated no objection subject to conditions.

It was noted in the Ecological Impact Assessment (EIA) and Biodiversity Impact Assessment (BIA) that there would be a loss of flora on site which could have been used as habitat to a variety of species. As such, the submission of a Construction Environmental Management Plan: Biodiversity (CEMP) is to be submitted to the LPA in order to sufficiently mitigate any threat to ecology on site.

It was identified within the EIA and BIA that due to the suitability of the site for bat foraging, there could be a potential impact to the protected species from external lighting. As such, a planning condition would be appended detailing that lux levels should be <3 Kelvin levels and should be no more than 2700 and warm white LED's. In addition, baffles should be incorporated to direct lighting downwards and motion activated in order to reduce the risk to wildlife on bats during nighttime.

Additionally, a condition would be appended requiring details of bird and bat boxes for the biodiversity enhancement.

As the application is classed as a minor proposal it is not mandatory for small sites to purchase off-site biodiversity units, however details of landscaping should be submitted to the LPA to ensure that planting of native species is used to bring the proposal in line with Peterborough City Councils Interim Biodiversity Net Gain Policy.

On the basis of the above, the proposal is considered to be in accordance with Policy LP28 of the Peterborough Local Plan (2019).

f) Drainage and flood risk.

The City Council's Sustainable Drainage Officer initially raised an objection to the proposed development based on a lack of information regarding surface water flood risk. It is evidenced in the Design and Access Statement that the application site is at a low risk of flooding from rivers or sea, however as part of the Environmental Agency Standing Advice, proposals must include the risk from both surface water and groundwater flooding. As such, these details were requested by Officers and were forthcoming.

The Sustainable Drainage Officer accepts that the risk from flooding over the site is low and that the principle of development is accepted. Therefore, Officers deem it reasonable to append a planning condition requesting further details for a surface water drainage details to be submitted to the LPA to assess whether a betterment in terms of surface water drainage could occur within the brownfield site.

The Orton Longueville Parish Council have objected to the proposed development based on a lack of information demonstrating surface water risk and a surface water drainage strategy. As noted above, details of this have been provided with the latter to be conditioned.

g) Housing needs.

The City Council's Strategic Housing Team have stated no objection to the proposed development.

Policy LP08 of the Peterborough Local Plan (2019) states that all new rented tenure affordable housing will be required to be built to meet minimum national space standards (as defined by the Building Regulations). From the submitted documentation, Officers agree that the proposed units and tenure mix would meet this requirement. It should be noted that Plots 1 and 2 are to be shared ownership therefore have no requirements to meet the minimum national space standards.

- Plot 1 - 2b4p house for shared ownership (73.5m² - 93% NDSS).
- Plot 2 - 3b5p house for shared ownership (86.5m² - 93% NDSS).
- Plot 3 - 3b4p house for affordable rent (93m² - NDSS).
- Plot 4 - 2b4p house for affordable rent (79m² - NDSS).

Additionally, the proposal would be in accordance with Policy LP8 of the Peterborough Local Plan,

as all dwellings meet Building Regulations Part M4(2)

On the basis of the above, the proposal is considered to be in accordance with Policy LP08 of the Peterborough Local Plan (2019).

h) Trees

Careful consideration has been given to the existing trees on site. Where possible, most of the trees on site are retained apart from two category B trees along the eastern boundary. In line with the councils five tree planting principles, there would be eight replacement trees planted on site to mitigate the impact. Officers consider this to be adequate and understand whilst the loss of two category B trees within the Conservation Area is regrettable, there would be no adverse harm to the visual amenity of the area considering the replacement tree planting and landscaping. As such, a planning condition would be appended to secure compliance with the works carried out to the trees within the submitted Arboricultural Impact Assessment to avoid unnecessary damage to the remaining trees on site through the development process.

As part of the planning assessment, and the balances of merits and harms, whilst Officers recognise the loss of existing tree cover, the proposed development would aid in the supply of four affordable housing units meeting an identified need within the Local Plan, alongside would enhance the character and appearance of the site and surrounding Conservation Area by redeveloping an existing vacant site.

As such, the proposed development is considered to be in accordance with Policy LP29 of the Peterborough Local Plan (2019).

j) Other

The City Council's Pollution Control Officer has stated no objection to the proposed development subject to a planning condition detailing the response to unsuspected contamination being found on site.

The City Council's Open Space Officer has stated no objection to the proposed development as the application falls below the threshold for the requirement of off-site public open space (non-strategic).

The City Council's Archaeology Officer has stated no objection due to no widespread disturbance.

It is noted that the proposed development would take a fabric first approach, using high levels of thermal insulation along with solar panels to the roofs of each property to reduce carbon emission in line with Policy LP30 of the Peterborough Local Plan (2019).

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The principle of development is in accordance with Policies LP01, LP02, LP03, and LP08 of the Peterborough Local Plan (2019).
- The character and appearance of the site and the surrounding area would not be unacceptably impacted upon by the proposed development, in accordance with Policy LP16 and Policy LP19 of the Peterborough Local Plan (2019).
- The amenity of surrounding neighbours would not be adversely impacted upon by the proposed development, in accordance with Policy LP17 of the Peterborough Local Plan (2019).
- The proposal would comply with the Adopted Parking Standards, in accordance with Policy LP13

of the Peterborough Local Plan (2019).

- The proposal would not result in a negative impact to ecology on site, in accordance with Policy LP28 of the Peterborough Local Plan (2019).

- The proposed development would not be constructed on land that is of high flood risk, in accordance with Policy LP32 of the Peterborough Local Plan (2019).

- The proposal meets the policy requirements of affordable housing, in accordance with Policy LP08 of the Peterborough Local Plan (2019).

- The proposal would comply with the five principles of tree planting and protection measures, in accordance with Policy LP29 of the Peterborough Local Plan (2019).

- The site is not subject to any known contamination, with methods secured to deal with any unknown contamination, in accordance with Policy LP33 of the Peterborough Local Plan (2019).

7 Recommendation

The Executive Director of Place and Economy recommends that Planning Permission is **GRANTED** subject to the following conditions:

C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C2 The development hereby permitted shall be carried out in accordance with the following plans:

- Site Location Plan (Drawing Number: 23023su1.01).
- Existing Site Plan (Drawing Number: 23023su1.02).
- Proposed Site Plan (Drawing Number: 23023wd1.01 Rev A).
- Proposed Site Plan (Drawing Number: 23023wd1.02 Rev B).
- Proposed Street Elevation (Drawing Number: 23023wd1.03).
- Proposed Elevations House Type A (Drawing Number: 23023wd2.11 Rev B).
- Proposed Elevations House Type B (Drawing Number: 23023wd2.13 Rev B).
- Proposed Plan House Type A (Drawing Number: 23023wd2.10 Rev B).
- Proposed Plan House Type B (Drawing Number: 23023wd2.12 Rev B).

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

C 3 The materials to be used in the construction of the external surfaces of the proposed development; hereby permitted shall be those stated in drawing number(s): 23023wd2.10 Rev B, 23023wd2.11 Rev B, 23023wd2.12 Rev B and 23023wd2.13 Rev B.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2019) and Chapter 12 of the National Planning Policy Framework (2023).

C 4 Prior to the commencement of development, a surface water drainage scheme shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include but not be limited to:

- o Demonstration of the discharge surface run off being as high up the hierarchy of drainage options as reasonably practicable.
- o Minimise the areas of hardstanding and if hard surfaces are necessary, incorporate permeable paving.
- o Information regarding existing surface water risk of the site.
- o Discharge rates should be limited to the greenfield 1 in 1 year rate or 1l/s, whichever is greater. Where it is not possible to meet the greenfield 1 in 1 rate, demonstration of its unfeasibility shall be provided, and rainwater re-use should be used to reduce the runoff rate from the site.
- o Sufficient water treatment for all the site.
- o Sufficient storage should be provided to ensure no internal flooding as a result of the development during all storm events up to and including the 1 in 30 year storm event and no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- o Infiltration testing/ground investigation to assess the viability of using infiltration on site- there should be some ground testing for geology and then the worst case rates for that soil type should be used.
- o If the site is directing water to a single point of infiltration, then we would need to see infiltration testing for that location. However, if the water is being distributed evenly across the site as the rain lands on the ground then we do not require infiltration testing as it is mimicking natural processes.
- o A site layout, location of features, outfall location and conveyance.
- o Exceedance flows should be considered to ensure potential off-site flooding is managed
- o A 10% allowance for urban creep should be included within the storage calculations.
- o Engineering drawings should be provided detailing the SuDS components used within the drainage system.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policy LP32 of the Peterborough Local Plan 2019 and Chapter 14 of the National Planning Policy Framework 2023. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.

C 5 Notwithstanding the submitted details, prior to the occupation of the development a scheme for soft landscaping of the site shall been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:-

- Proposed finished ground and building slab levels
- Planting plans including retained trees, species, numbers, size and density of planting
- An implementation programme (phased developments only)
- Proposed planting plans including trees, species, numbers, size and density
- Position, type and recommended number of any biodiversity enhancements
- Boundary treatments

The soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.

Development shall be carried out in accordance with the submitted details. Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interests of visual amenity of the area and the enhancement of biodiversity, in accordance with Policies LP16, LP28 and LP29 of the Peterborough Local Plan (2019) and Chapter 15 of the National Planning Policy Framework (2023).

C 6 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

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

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

Reason: To ensure that the recommended mitigation and compensation suggested in para 5.4.3 and 5.4.4 of the Ecological Impact Assessment are followed correctly. The removal of Cotoneaster as a schedule 9 species should also be considered within the CEMP.

C 7 The development hereby permitted shall not be occupied unless and until details of bat and bird boxes have been submitted to and approved in writing by the Local Planning Authority. Thereafter the bat and bird boxes shall be implemented prior to first occupation of the building block to which they relate, in accordance with the approved details, and thereafter retained and maintained as such in perpetuity.

Reason: In the interest of preserving the biodiversity value of the site, in accordance with Policy LP28 of the Peterborough Local Plan (2019).

- C 8 Prior to the first occupation, an enclosed and secure cycle shelter to accommodate cycles shall be constructed in accordance with details to be submitted to and agreed in writing with the Local Planning Authority. This area shall thereafter be retained for the purposes of cycle parking in connection with the development in perpetuity.

Reason: In the interests of highway safety and to encourage travel by sustainable modes, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C 9 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include but not be limited to the following:-

- a) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification system together with hard surfacing laid between the apparatus and public highway in either concrete or tarmacadam, to be maintained free of mud, slurry and any other form of debris whilst in use. A contingency plan including if necessary the temporary cessation of all construction operations to be implemented in the event that the approved vehicle cleaning scheme fails to be effective for any reason.
- b) Haul routes to the site.
- c) Hours of delivery.
- d) Banksman to ensure that vehicles can access the site upon arrival to ensure that there is no queuing on the public highway.
- e) Details of site compounds, storage area and contractor and visitor parking.
- f) Details of any temporary lighting which must not directly light the public highway.
- g) Details of a scheme of a crossover from the public highway over the footpath to the application site

The development shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: In the interests of highway safety in accordance with Policy LP13 and LP17 of the Peterborough Local Plan (2019). This is a pre-commencement condition as the CMP needs to be in place before works start on site.

- C 10 Prior to occupation, the parking shall be available for use and clear of the public highway. The area shall be delivered in accordance with drawing 23023wd1.01 and thereafter retained for that specific use in perpetuity.

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

- C 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order superseding this, Schedule 2 Part 2 Class A;

- No gates or other means of enclosure shall be erected across the vehicular access hereby approved.

- No means of enclosure over 1 metre in height shall be erected forward of the front elevation of the dwelling/building.

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

C12 The development hereby permitted shall be carried out in strict accordance with the submitted arboricultural details from Hayden's Arboricultural Consultants dated 10.11.23 (Drawing Number: 10321-D-AIA Rev B), to avoid any tree damage during the development period on site. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

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

C13 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: To ensure all contamination within the site is dealt with, in accordance with Policy LP33 of the Peterborough Local Plan (2019) and paragraph 189 of the National Planning Policy Framework (2023).

C14 The level of luminance of any external lighting hereby granted consent should be <3 Kelvin levels and should be no more than 2700lux and warm white LEDs. All external lighting (baffles) should be downward facing and motion activated security lighting limited to 1 minute max.

Reason: In the interests of ecology, in accordance with Policy LP28 of the Peterborough Local Plan (2019).

C15 The dwellings hereby permitted shall each achieve the Optional Technical Housing Standard of 110 litres of water usage per person per day.

Reason: To minimise impact on the water environment, in accordance with Policy LP32 of the Peterborough Local Plan (2019).

Copies to Councillors – Councillor Graham Casey
Councillor Michael Perkins
Councillor Heather Skibsted

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