

Application Ref:	24/00541/REM
Proposal:	Reserved matters submission (appearance, layout, landscaping and scale) pursuant to outline planning permission reference 19/00836/OUT for the construction of 265 dwellings
Site:	Land East Of, Eyebury Road, Eye, Peterborough
Applicant:	Mr George Wilkinson Allison Homes East
Referred by:	Cllr Allen
Reason:	Design of the cycle and footways, drainage, shortfall of visitor parking, insufficient evidence on existing vegetation and lack of compliance with the outline conditions
Site visit:	29.05.24
Case officer:	Miss Molly Hood
Telephone No:	01733 453480
E-Mail:	Molly.Hood@peterborough.gov.uk
Recommendation:	GRANT subject to the recommended conditions

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

1.1 Site and Surroundings

- 1.1.1 Located off Eyebury Road, the development site extends to around 13.1 hectares (ha) within the village of Eye. Approximately 0.5 km south from the village centre, the site is located at the edge of the settlement.
- 1.1.2 To the north of the site is a care home (Field House) and local primary school, both located off Eyebury Road and further along the northern boundary are the rear gardens of Fountains Place and the street of Anglesey Way. To the east is a residential estate of 'Park Homes' and Pioneer Caravans which sits adjacent to a small proportion of the site. The southern boundary predominantly lies open to the adjacent countryside, however there is a small cluster of residential properties off Eyebury Road. Although not directly opposite the site, on the western side of Eyebury Road, there is a Grade II listed building.
- 1.1.3 The land is currently arable land and is split into two distinct parts divided by the central drainage ditch which runs north to south, with a public right of way (PRoW) running down the eastern side. The site is currently accessed from the existing field in the southwest corner of the site from Eyebury Road. Along the boundaries of the site are hedgerows and some trees, which will largely be retained.
- 1.1.4 The application site is allocated for residential use under Policies LP39.7 and LP40 of the Peterborough Local Plan (2019).

1.2 Proposal and Background

- 1.2.1 Outline Planning Permission (OPP) was approved in December 2023 for the construction of up to 265 dwellings (with 30% of the dwellings to be Affordable Housing), associated public open space, infrastructure and the provision of land for a school extension. All matters apart from Access were reserved. As such, the principle of development and the access

points into the site from both Eyebury Road and Thorney Road are not for consideration at this stage, having been secured under the OPP (ref. 19/00836/OUT).

- 1.2.2 With a central spine road and secondary roads leading off into residential parcels. The proposal includes an area of land (1ha) to be given over for the purposes of extending the adjacent primary school and the creation two additional access points into the school site. The vehicular access remains from the central spine road through the development into the southern boundary of the school site. The location of the cycle and pedestrian access on the eastern boundary of the school site has deviated to the north-east corner due to safety. There are three designated areas of open space, which would also include a locally equipped area of play (LEAP) and a large allotment site to the east.

1.3 Consultation

- 1.3.1 Two rounds of formal public consultation were undertaken. The first ran from 10th May to 3rd June 2024, with a subsequent, 14 day reconsultation (following receipt of a full revision to the scheme) running from 3rd July to 17th July 2024.

2 Planning History

Reference	Proposal	Decision	Date
19/00836/OUT	Construction of up to 265 dwellings, associated public open space, infrastructure and the provision of land for school extension with access secured and all other matters (appearance, landscaping, layout and scale) reserved	Permitted	18/12/2023
21/00013/SCREEN	EIA Screening opinion for the outline planning for the construction of up to 284 Dwellings (19/00836/OUT)	Comments	02/12/2021

3 Planning Policy

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

3.2 Planning (Listed Building and Conservation Areas) Act 1990

Section 66 - General duty as respects listed buildings in exercise of planning functions

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

3.3 National Planning Policy Framework (2021)

- 2 Achieving Sustainable Development
- 5 Delivering a sufficient supply of homes
- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment
- 16 Conserving and enhancing the historic environment

3.4 Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Policy 5: Mineral Safeguarding Areas (MSAS)

3.5 Peterborough Local Plan 2016 to 2036 (2019)

- LP01 - Sustainable Development and Creation of the UK's Environment Capital
- LP02 - The Settle Hierarchy and the Countryside
- LP03 - Spatial Strategy for the Location of Residential Development
- LP07 - Health and Wellbeing
- LP08 - Meeting Housing Needs
- LP13 - Transport
- LP14 - Infrastructure
- LP16 - Urban Design and the Public Realm
- LP17 - Amenity Provision
- LP19 - The Historic Environment
- LP21 - New Open Space, Sport and Recreation Facilities
- LP22 - Green Infrastructure Network
- LP27 - Landscape Character
- LP28 - Biodiversity and Geological Conservation
- LP29 - Trees and Woodland
- LP32 - Flood and Water Management
- LP33 - Development on Land Affected by Contamination
- LP39 - Large Village Allocations
- LP40 - Tanholt Farm, Eye

4 Consultations/Representations

4.1 Consultee Responses

SHELAA Contact

No comments received

Peterborough Local Access Forum

No comments received

PCC Rights of Way Officer

No comments received

The Open Spaces Society

No comments received

Ramblers (Central Office)

No comments received

EDF Energy

No comments received

PCC Travel Choice

No comments received

The Wildlife Trusts (Cambridgeshire)

No comments received

Peterborough Cycling Forum

No comments received

Children Resources

No comments received

Sport England (23.05.24)

The submission includes a Public Open Space Plan (Drw No: L195/POS/01 Rev A) which includes one hectare of land to be provided as playing field land for use by Eye C of E Primary School within the red line application boundary. This proposed new sports facility has the potential to create a new opportunity for sport to meet the needs of current and future generations. To ensure that the playing field is constructed and maintained to a good quality standard and so is "fit for purpose," Sport England would advise that the local planning authority secures the following information for assessment before determining the reserved matters application:

1. An agronomy report which undertakes a detailed site survey and provides evidence that the playing field would be designed, constructed and maintained in accordance with Sport England's Natural Turf for Sport Design Guidance Note (2011).

PCC Minerals And Waste Officer (Policy)

No comments received

Highways England (24.05.24)

Referring to the consultation on a planning application dated 13th May 2024 referenced above, in the vicinity of the A47 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we offer no objection.

PCC Lifetime Homes (15.07.24)

The W308 is an already approved M4(3) layout.

PCC Peterborough Highways Services (11.07.24 & 19.08.24)

No objection, subject to the recommendation conditions to secure details of the culvert and all other matters such as bridge design, visibility splays, parking provision shall be secured with compliance conditions.

Open Space Officer (05.06.24 & 24.07.24)

No objection. pleased to see the alterations to the Play Area design, both in equipment & surfacing which will enhance the longevity/durability of the Play Area while also strengthening the DDA compliancy. The redesign of the main Open Space, moving the SUDS feature away from the Play Area & introducing Mini Goals to give informal football provision gives a much enhanced & usable Neighbourhood Park for the Development.

Seeking the finish of the surfacing to be 'natural' and the fencing around the play area must be bow top play area fencing. A fixed pedestrian bollard should be include to prevent encampments onto the open space.

Public Health (03.06.24)

No comments at this stage

Anglian Water Services Ltd (24.05.24, 02.07.24 & 17.02.24)

We have review ed the applicant's Proposed Drainage Strategy submitted with the reserved matters application and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.

When assessing the receiving water recycling centre's(WRC) dry weather flow (DWF) headroom we take an average flow over the past 5 years to take account of changing weather patterns. Where the average exceeds the WRC's permitted allowance, we also take account of the following Environment Agency enforcement trigger - "has the DWF permit been exceeded in 3 of the last 5 years" – this must include non-compliance from the last annual data return. Based on the above assessment Peterborough (Flag Fen) WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Surface water does not relate to an Anglian Water asset, as such we are unable to provide comments.

North Level District Internal Drainage Board (18.06.24, 17.07.24, 13.08.24 & 16.08.24)

No objection to the plans – the 9m byelaw easement has now largely been accommodated. No revision sought to the location of the bin store.

Details of the access around the northern end of the Eyebury Road Drain and culvert have been supplied. There will need to be further details on the vehicle restricting systems and bridge. Permanent unrestricted access is required adjacent to the drain.

Tacit approval to pipe a further section has been given, subject to a formal proposal but as yet no instruction has been received.

The section of the Boards watercourse being piped only detail one incoming pipeline. There are at least two outfalls into the Boards system at the location of the culvert, both will required extending under the proposal. Consent for the two discharging points will be required with confirmation on flows.

Details of the vehicle restricting systems on the culvert should be demonstrated. This can be secured via a condition or the IDB consent. Permanent unrestricted access is required adjacent to the drain.

The drain on the north boundary with the school, the proposal to pipe the watercourse and links to the surface water system will require consent from the Board. This is due to the change from an open drain to piped drain. The specification for the pipeline will be required, a heavy gravel surrounding for the perforated pipe will be required. However, a full IDB easement is not required.

Waste Management (14.05.24 & 15.07.24)

No immediate objections in relation to waste services and provisions and drawing EYE-PPC-00-XX-DR-C-0135 version P4 for the RCV tracking of this site.

Lead Local Flood Authority (22.05.24, 07.06.24 & 01.08.24)

The applicant has proposed to provide minimum easements of 2 to 3 metres for non-idb drains. After reviewing the maintenance requirements and the types of tool to be used for the maintenance operations, I am satisfied with their proposal.

Environment Agency (14.05.24)

Does not wish to make any comments and does not appear to fit any of the criteria.

Cambridgeshire Fire & Rescue Service (09.05.24)

Seeking the provision for fire hydrants.

Natural England (17.05.24)

No comments to make on this application, please refer to the previous response on the outline application 19/00836/OUT (recreational pressures and swan functional land)

Police Architectural Liaison Officer (PALO) (17.05.24 & 05.07.24)

The proposal location is an area of low to medium risk to the vulnerability of crime.

Archaeological Officer (21.05.24)

No objection in principle, subject to the former recommendations.

PCC Strategic Housing (22.05.24 & 09.07.24)

In accordance with the s106, 80 units are sought as affordable housing split across 70% affordable rented tenure and 30% intermediate tenure. The house types provided meet Nationally Described Space Standards (NDSS) and 5% of the dwellings (13) meet the provision of M4(3)(2)(a). The changes to increase the capacity of persons across the two and three bedroom dwellings are welcomed and acceptable.

Active Travel England (03.06.24)

Active Travel England has undertaken a detailed assessment of this application and is content with the submission.

PCC S106 Planning Obligations Officer (13.05.24)

This proposal is CIL Liable

PCC Wildlife Officer (03.06.24 & 31.07.24)

Overall the landscaping plan is well designed. The amendments above are suggested as to optimize the site for biodiversity. Management of these areas will be expanded upon with the submission of the Ecological Design Strategy. The application scheme is acceptable with minor amendments to the landscaping documentation.

1. The amenity grass along the back of plots 10 – 59 should be changed for a wildflower or other ecological mix. The back fence in this area could be replaced with a species rich hedge.
2. Keeping the path along the ditch running through the middle of the path mown is welcome. Although I note that it is meant to be seeded with amenity mix. I recommend that it is seeded with wildflower mix to remain contiguous with the surrounding habitat.
3. The Allotments should be surrounded with a species rich native hedge.
4. Creating an angled basin of the SUD's basin to increase diversity.

PCC Tree Officer (05.06.24 & 23.07.24)

Objection –

Additional suitable and appropriate tree planting is requested across the site, as shown on the (newly) marked up plans indexed on the planning file, including along streets, in open spaces and within rear gardens, to offer greater enhancement to the proposed development, increasing the tree canopy cover, screening and some separation between dwellings.

The tree species selection is reconsidered, as it appears that a monoculture is developing with the use of Magnolia kobus 'Isis' in some areas.

Include the soil volumes required, in cubic meters, for the tree species being planted in each location, this may include the need for 'RootSpace' type products, to ensure the soil volumes required in order to sustain the species selected, all to comply with BS8545:2014 and Highways regulations s.38/s.278 expectations, if applicable

PCC Pollution Team (05.06.24, 17.07.24 & 14.08.24)

In response to the outline conditions, the comment are:

C18: NIA - With respect to the layout changes, whilst the NIA doesn't reflect these, the conclusions and recommendations of the submitted acoustic report REPORT No.: SEM/J3783/18548 would remain the same and be acceptable to this Section.

Clarification was sought on whether the intention is for a MUGA to be included on the school land. As we are now aware that this is not proposed, these concerns have been addressed.

C19: Air Quality - The conclusions and recommendations of the submitted air quality report REPORT: EYE-BWB-XX-ZZLA-AQA-001 also remains acceptable to this Section.

Eye Parish Council (29.05.24 & 22.07.24)

Objection, for the following reasons:

- There are 26 conditions which require submissions before development starts – not complied. Will there be further consultation on these conditions.
- The main infrastructure that requires upgrading is the road system around the village of Eye which enables residents to enter and leave the village – A1139 and A47. The roads are often gridlocked during the morning rush hour. A further 265 houses with at least 530

- vehicles will increase difficulty.
- Sport England made a number of recommendations.
- The drainage scheme is outstanding, with elements missing such as rain gardens, the dykes around the boundaries, maintenance details, IDB access.
- Insufficient visitor parking spaces.
- No broadband fibre is shown in utilities.
- The s106 shows a cycleway and footpath to Thorney Road, which is not demonstrated. There are pathways/roads missing from the connectivity plan.
- Lack of clarity whether the drain culvert to the north meets the minimum requirements of the IDB.
- There needs to be fencing on the eastern side of the IDB drain for safety
- Vehicle activate speed sign is placed to close to the Listed Building
- Uncertainty on visibility splay impacts to trees and hedging on Eyebury Road
- No Archaeology Report provided

4.2 Local Residents/Interested Parties

Initial consultations: 596

Total number of responses: 50

Total number of objections: 47

Total number in support: 0

Highways

Access:

- The access via Eyebury Road and suitable traffic calming measures have not been included within the Submission Schedule for these reserved matters
- Suggestion of two accesses for development (Thorney Rd & Eyebury Rd) to alleviate impact of increased traffic on Eyebury Rd.
- There are no details of access and is contrary to the legislation, in particular the Town and Country Planning (Development Management Procedure Order).

Footpaths and Cycle ways & Street lighting

- Concerns for pedestrian safety on Eyebury Rd – busy road, narrow paths, near school
- LTN 1/20 standard for 3m Cycle way and 2m footway on and off site not complied with
- The Connectivity Plan doesn't show the PROW path details going North to Thorney Rd. It also shows the PROW path going south as 'existing 2m footpath retained'. In accordance with the S106 agreement this should be a 4m wide shared cycle/footway.
- The PROW is indicated as a trodden path and not tarmac with no safety fence. The IDB have said there should be a safety fence.
- Have the lighting levels for proposed new zebra crossing on Eyebury Rd been checked and agreed with PCC?
- Object on C20 – no street lighting shown for roads, footpaths and cycleways
- Street lighting shown as TBC on Charter Drawing L195/CHARTER/01 Rev A dated 27.06.2

Parking:

- Concerns of lack of parking for school pick up/drop off
- Not enough visitor parking spaces

Increase in Traffic:

- Concerns traffic survey wasn't carried out at peak times (school and work commute)
- Concern of impact of additional traffic on already congested routes (A47, A1139, Eye Road & Oxney Road). The scheme doesn't alleviate the overuse of Eyebury Road.
- Impact of construction traffic on Eyebury Road – not suitable for HGV's as has a 7.5T weight restriction, not wide enough for large lorries causing them to mount the curb
- Concerns of impact on Eyebury Rd from additional traffic entering and exiting the development
- Eyebury Rd used as a rat run from the A47 to Eastern Industries
- No traffic calming measure around the two school entrances and where main street crossed Public Right of Way.

- C25 – has further details be submitted and a timetable provided to it implementation to address highways concerns?
- Parked cars on the road, with obstruct emergency services.

Design, Character and Context

- Eye losing its 'village' character due to increase in housing estates
- The vehicle activated speed sign is placed in closed proximity to Grade II listed Thatched Cottage impacting its visual amenity

Trees & Biodiversity

- Impact from achieving adequate visibility slays on trees and hedge row on Eyebury Rd not clear.
- Trees on the PROW are not included in the Arb reports.
- Site is habitat for birds and wildlife
- Object on C10 – No construction environmental management plan (CEMP) has been submitted to and approved in writing by the LPA
- Object on C33 – no ecological design strategy (EDS) addressing the creation of mitigation and compensation habitat both on and off site shall be submitted to, and approved in writing by the LPA.

Amenity

- Noise and disturbance from increase in traffic.
- Privacy and overlooking.
- Dust ,noise and pollution from the construction process.

Drainage

Foul Water

- Object regarding issues with C16 - Section 8 of FRA (2023) states the foul water should be sent via Thorney Rd, but application shows connection to Eyebury Rd which has already documented capacity issues.
- High surface water volume has caused the Anglian Water drains on Eyebury Road to overflow sewage. Planning Committee, need to enforce that Allison Homes and Anglian Water conduct the upgrade work before any construction work is commenced.
- Flag Fen Water centre regularly discharges water into the river and this will add further waste.

Surface Water:

- Concerns regarding runoff and flooding to neighbouring dwellings
- Ditch to South West of site should be incorporated and maintained to assist and prevent localised flooding risks
- Object due to issues with C14 and C15 Drainage Surface Water – no documentation for the maintenance and management schedules for all drainage assets.
- No drainage shown for Public Right of Way heading north from the site to Thorney Rd
- Dykes along boundary with Fountains Place and Pioneer caravans not shown – how and who will maintain them?
- IDB dykes to South and East are subject to surface level flooding causing risk of flooding to new dwellings
- IDB drainage easement on southern boundary shown inside gardens of plots 18-50, and through garages for plots 42-52
- Needs to be adequate fencing around the north IDB permitter of the IDB drain adjacent to No.67
- Dyke adjacent to school playing field doesn't connect to IBD drain and causes flooding in winter – plots 120-138 will be waterlogged
- The connectivity plan doesn't show how IDB will access the North – South main drain and southern dykes for maintenance.
- Are the rain gardens and other SUD's elements suitable for this flat land, with high water table?

- Pipes from gardens to SUDs features not shown within Drainage strategy drawings – similar issues to north of site (plots 147-157, 198-203,216-236)
- Rain gardens not shown on the landscape proposal detail plans (GLY0054 LP01 to 7).
- The drainage strategy should be final documents.

Other Matters

- Significant investment required in the infrastructure - doctors, dentists, school places
- Loss of green space and agricultural land in favour of housing
- Object on C6 – no phasing plan and implementation timescales have been submitted and approved by the LPA
- Object on C9 – no construction management plan (CPM) has been submitted to an approved in writing by the LPA for each phase, as identified on the approved phasing plan secured under C5
- Object on C21 – No implementation programme (phased development) is included
- No broadband fibre is shown in utilities
- No arcology report is provided as per Archaeology Officers request on 08/01/12
- Revised Charter Plan dated 27/06/24 doesn't show timber knee rails around SUDs or railings on East side of PROW and North end of main IDB drain
- Any future extension of the school would be limited due to it becoming ringfenced and Sport England requirements.
- Number of houses is above the prescribed amount in the Local Plan.

5 Assessment of the planning issues

5.1 The main considerations are:

- 5.2 Principle
- 5.3 Affordable Housing
- 5.4 Design and Character
- 5.5 Residential Amenity
- 5.6 Highway Safety and Parking Provision
- 5.7 Trees and Landscaping
- 5.8 Ecology
- 5.9 Drainage
- 5.10 Open Space
- 5.11 Outline Conditions Compliance
- 5.12 Miscellaneous

5.2 Principle

- 5.2.1 Eye is identified in Policy LP2 of the Peterborough Local Plan within the settlement hierarchy as a 'Large Village', second only to the urban area of Peterborough City. The site was allocated for residential use under Policy LP39: Large Village Allocations (reference 39.7 Tanholt Farm refers) which established the principle of a residential use upon the site. Due to the complexities of the site, there is a specific allocation policy (LP40) to refer to.5.22. The location and quantum of development was heavily scrutinised during the decision-making process of the outline consent.
- 5.2.3 The outline application (19/00836/OUT) demonstrated full compliance with the eight requirements of Policy LP40. The detailed submitted under this Reserved Matters (REM) application is considered to be consistent with those requirements, in particular delivering a range in types and tenures of housing, supporting the education facility through a site expansion and vehicular access.

5.3 Affordable Housing

- 5.3.1 Policy LP8 of the Peterborough Local Plan (2019) requires the provision of 30% affordable housing.
- 5.3.2 The S106 agreement secured under the outline consent requires 30% of the dwellings to be provided as affordable homes (AH), which equates to 80 dwellings, with a tenure mix of 70% affordable rent (56 units) and 30% shared ownership (24 units), in accordance with Policy LP8. The proposed AH mix accords with the s106 requirement and PCC's Housing Strategy team confirmed its acceptability. Furthermore, the units are well integrated with the market dwellings and have not been concentrated into one location.
- 5.3.3 Condition 5 of the outline consent seeks for all dwellings to meet Building Regulations M4(2) standards, 5% shall meet the standards for wheelchair adaptable dwellings (M4(3)(2)(a)) and all rented tenure to meet the minimum Nationally Described Space Standards (NDSS). As house type P351 fell short of the minimum NDSS standards (84sqm), this property is only now available for shared ownership. All dwellings which are applicable for affordable rent comply with the requirements set out in the Nationally Described Space Standards (NDSS).
- 5.3.4 All the proposed house types meet M4(2) standards, with a further 13 complying with part M4(3)(2)(a) and are available as affordable rent – see house type W308. The Lifetime Homes team are satisfied it meets the needs for wheelchair users. Whilst it is appreciated that a variety of housing sizes to meet the M4(3)(2)(a) is the desired option, the delivery of the 13no. three bedroom units at a higher accessibility standard remains a significant positive for the scheme.
- 5.3.5 In light of the above, the proposal is considered to be in accordance with Policy LP8 of the Peterborough Local Plan (2019), as well as the requirements of the outline consent 19/00836/OUT.

5.4 Design and Character

- 5.4.1 The application has been subject to amendments, following in depth design discussions between the Planning Officer and the applicants, taking into account consultee comments. Alterations to the scheme range from minor tweaks to house types, relationship improvements to surrounding development and a change to the layout of the north-west part of the site, adjacent to the school. Whilst the public concerns of the proximity of the traffic sign to the Listed Building are noted, this was assessed and approved under the outline application.

LAYOUT

- 5.4.2 In accordance with policy LP40 the site has been subject to the provisions of a masterplan, detailing internal road layouts and hierarchy, open space provisions and drainage features. It must be noted that the masterplan and parameter plans secured under the outline are illustrative drawings which inform initial design principles, with detailed plot layouts subject to further assessment at the REM stage.
- 5.4.3 The proposed layout incorporates a central primary road, with secondary streets leading into residential parcels. The three pockets of formal open space remain central to the development, with the largest closely related to the new school entrance and contains a large drainage basin. Some aspects of the layout differ from the masterplan, in particular the amalgamation of the allotment sites and the footpath access to the school, which now lies along the northern boundary, meeting the school parcel in the corner. However, the layout changes are considered an improvement to the scheme, as it offers the best opportunity to maximise land use for public facilities or provides the best possible route for public safety. The scheme delivers strong connectivity through the parcel, either via the central pedestrian/cycle route or the perimeter connections to the public right of way, the school, Eyebury Road, Thorney Road and Luffield Close.

5.4.4 The layout achieves an average net density of c.20 dwellings per hectare (dph). The central drain creates a character change through the site, with a reduced density on the eastern parcel and a greater proportion of larger house types and detached garages. Overall the flow of house types, cohesion in materials, pedestrian footpaths and open space parcels all ensures connectivity throughout the development. The layout, supports a clear street hierarchy and positive parking arrangement, allowing the frontages of the properties to remain available for landscaping and street scenes not to be car dominated.

SCALE & APPEARANCE

5.4.5 The development includes 17 individual house types, with some of those having particular variants such as material changes or chimneys. All properties are two storey, which is considered reflective to the surrounding scale of properties. The range of house types allow for variety across the development, whilst still maintaining a cohesive character and well balanced placement. During the course of the application some house types have been adjusted to reflect Officer comments regarding contributions to the street scenes, such as fenestration designs.

5.4.5 House types located on corner plots, include appropriate designs that turn the corner and address both street scenes with fenestration design and front landscaping. A high quality street frontage has been sought through an approach which minimises gas/electric boxes upon principal elevations

5.4.6 The materials palette for the scheme includes three brick types (red multi, red and buff), with a contrast of two roof materials. At this point the materials plan only illustrates the layout in relation to the contrast of the materials and the finer details of manufacturer etc will be secured via condition 8 of the outline consent. The proposed brick and roof types are considered to deliver a level of contrast within the street scene to support placemaking, whilst still creating cohesion between the properties. The materials schedule also demonstrates the use of ivory render, with these properties forming 'landmark buildings'. The layout of these landmark buildings contributes positively to the street scene and will support way finding for future residents, in particular plots 190 and 179 just before the bridge.

5.4.7 As for the hard landscaping, majority will be adopted tarmac highway or adopted block paving and is subject to the appropriate surfacing standards from the Local Highway Authority. The areas of driveways on plot should be a fully permeable and the extent of on plot hard landscaping will be subject to a condition. There are number of plots with prominent boundaries on the street scene and for those the material choice included brick walls – full details of the elevation design and brick detailing will be secured via condition.

5.4.8 Overall, the choice of house types and materials, adds an acceptable level of variety within the streetscape and serves to remain in keeping with the adjacent developments. The scheme, therefore, is considered to accord with policy LP16 of the adopted Peterborough Local Plan (2019) and paragraphs 126 and 130 of the NPPF (2023).

5.5 Residential Amenity

5.5.1 In terms of the relationships between the proposed dwellings, it is considered the scheme provides adequate 'back-to-back' separation distances and in most cases achieves 20m-24m. Furthermore, rear to side separation distances are a minimum of 12m. It is noted there are clusters of some properties which are relatively dense, however the amenity of future occupiers are still considered acceptable due to the orientation of the properties. It is considered the layout will afford the occupiers a satisfactory level of amenity in terms of daylight, sunlight and privacy.

5.5.2 The parameter plan secured under 19/00836/OUT illustrates buffers onto Pioneers Caravan Park, Fountains Place and the care home. The layout includes only three

properties projecting towards Fountains Place. The LPA acknowledges that the proposed layout does not precisely follow the parameter plan approved under the outline as dwellings are located within the defined buffers. Case law, *Heron Corp Ltd v Manchester City Council* [1978], states that when approving a reserved matter, it must be within the ambit of the outline permission and not modified, or depart from it in any significant respect. Further, *R. v Hammersmith and Fulham London Borough Council and Another* [1986] and *R. v Bolsover District Council* [1995] held that this is a matter of fact and degree for the planning authority to determine based on its own judgement. Therefore, the LPA have assessed each unit on its own merits, with consideration of the parameter plan and residential amenity of both future and existing occupiers.

- 5.5.3 The buffer seeks 'dwellings not to be built within 23m of main windows of dwellings along Fountains Place' and plot 163 accords with this. Plot 162 also delivers 23m separation with No.54 Fountains Place main windows and whilst it sits 20m from the main windows (first floor) of No.49, this separation distance is considered appropriate to protect existing and future occupiers amenity. Plot 189 falls below the buffer, at 15m to the side elevation of No.36. However, it is recognised the proposed dwelling will project onto the side elevation with no first floor windows and the distance is considered adequate to ensure existing occupier amenity levels are protected in the rear curtilage. Overall the development is considered to have an acceptable relationship with the existing properties on Fountain Place.
- 5.5.4 Currently, the application site is an open field. The introduction of residential units within the site will impact the existing arrangement for the occupants of properties adjacent to the application site. The proposed layout does not provide an arrangement which accords with the '*parameter plan*' (ref. L---/PARAMETERS/01 Rev.A) approved under the outline. This is due, in part, to the relocation of the allotments in order to incorporate an improved open space provision.
- 5.5.5 The 'Park Homes Site Buffer Zone' outlined on the 'Parameters Plan' ref. L---/PARAMETERS/01 Rev A) indicates a buffer of 17m between the boundary any proposed dwellings. Whilst the majority of the proposed plots adhere to this 17m buffer, five plots fall below, with distances ranging from 13.3m – 16.2m. Those closest are plots 231 and 260, whereas all other others are within minor shortfalls and are not considered to be unacceptable to existing or future occupier amenity. The relationship of Plot 260 is reflected in the arrangement with the residential units on Anglesey Way and their proximity to the caravan site. The house types on these plots have been carefully considered to minimise fenestration impacts, with only a landing window for plot 231 and one bedroom window on plot 260 projecting towards the caravan park.
- 5.5.6 Whilst the conflict with the plan approved under the outline is recognised, the separation distances are such that the proposed layout would not result in an unacceptable arrangement by way of being overbearing, or in terms of creating a situation of overlooking or overshadowing.
- 5.5.7 With regard to the 'Care Home Buffer Zone' outlined on Parameters Plan' ref. L---/PARAMETERS/01 Rev A), plots 117-124 conflict with the 26m buffer. The orientation of the large habitable room windows on the care home is noted, however the proposed separation of c. 20-34m, is considered to provide an acceptable relationship.
- 5.5.8 Plot 115 sits closest to the boundary, with a separation distance of 14m. The proposed house (type M406) has one bathroom window on the northern elevation and a condition can be applied to secure it as obscure glazed and top hung. The orientation of plot 115 and the proposed fenestration layout would offer little in the way of direct views towards the care facility. Any oblique view which could be achieved is not considered to be significantly harmful in terms of overlooking. Whilst a two storey dwelling, the separation distance between the built form would not result in detrimental overbearing or overshadowing.

- 5.5.9 It is acknowledged that elements of the layout deviate from the buffers prescribed under the OPP. However, on balance, the proposed layout provides adequate separation distances to achieve a good and acceptable level of amenity for all. Permitted Development rights for those properties backing onto the caravan park and the care home will be removed for classes A-C to prevent any detrimental impacts from extensions, additional windows or loft conversions. This means that those properties will require the consent of the LPA for any such works and will provide the opportunity for a full assessment of any impacts on residential amenity to be carried out.
- 5.5.10 Public representations expressed concern with construction traffic, noise and dust. Condition 9 on the outline consent seeks to secure the developers operational measures on how they are going to minimise as far possible matters such as noise, vibration, dust, haul routes etc. Therefore, this is not a requirement of the reserved matters and consideration of specific requirements will be assessed under the discharge of C9 at the appropriate point in time.

5.6 Highway Safety and Parking Provision

HIGHWAY SAFETY

- 5.6.1 The access points (vehicular and pedestrian) approved under the outline consent (19/00836/OUT), were assessed in relation to trip counts, traffic movements and access suitability were found to be acceptable. The REM assessment process does not provide an opportunity to revisit these matters, but focuses upon matters of detail, i.e. the internal roads, footways, cycle connections and parking provision. It must be noted that this application cannot seek to rectify any existing parking issues in the vicinity of the application site.
- 5.6.2 The alignment of the primary road has been revised, moving away from the straight design initially submitted and instead designing in inset sections through visitor parking bays and swales to create a natural road layout that will reduce traffic speeds traffic. In addition, the road narrows across the central bridge, which further slows traffic speeds. The revised alignment is acceptable and no further concerns on this matter were raised by the LHA. To support the layout of the adopted highways, a highway geometry drawing has clearly evidenced road widths and visibility splays, which the LHA find acceptable.
- 5.6.3 The alignment of the footway/cycleway from the site edge to the school as demonstrated on the masterplan, limits the pathway to alongside the adopted highway and safety of this route was questioned. Vehicular accesses to serve the properties, either through driveways or private drives serving multiple units, had to cross over this cycle route. Given this pathway would form one of the main connections to the school and into the development site from this side of Eye, its likely to be a highly used route. Therefore, the possibility for conflict between vehicular users and pedestrians or cyclists led to the re-design along the northern boundary. The proposed route creates separation between the vehicular routes and pedestrian routes, which improves safety. Properties are orientated onto this route to ensure natural surveillance and connectivity into the development. Lighting will be secured for the route, through the appropriate highway agreement.
- 5.6.4 A general arrangement plan was supplied to illustrate the intended highway design across the central bridge, connecting the two halves of the site. The carriageway narrows across the bridge, which supports the slowing of traffic and provides the cycle pathway. The LHA provisionally support this arrangement; however the finer details and LHA agreement of the bridge design are to be secured under the s38 agreement.
- 5.6.5 Details of the culvert to IDB central drain illustrates the exceedance of the 6m sought by the IDB for machinery access, accommodation of the cycleway and the visibility splay. The IDB and LHA raise no objection in principle, but both require further details which will be secured via condition.

- 5.6.6 Active travel England were satisfied with the scheme presented.
- 5.6.7 The outline consent secured the provision of footpath improvements along Thorney Road (up to 3m), a cycleway adjacent to the PROW between Thorney Road and the site (4m) and a cycle crossing on Eyebury Road. The full specification of the cycle or pathway upgrades will be secured through s106 obligation, outline conditions and the submission of a further REM (Cycleway between Thorney Road and site). The PROW is not to be altered by the development and will remain a natural pathway, the section to the east of the IDB drain cannot be tarmacked due to the IDB easement. Furthermore, it will remain similar to the current form with no barrier fencing, again to allow access for the IDB to carry out maintenance. IDB have not requested fencing along the PROW under this application.

PARKING

- 5.6.7 The residential parking requirements for the 265 dwellings equates to a minimum of 530 spaces, which the scheme delivers through on plot parking. Some plots benefit from more than two allocated off street parking spaces. Whilst there are 156 garages, these will not be allocated for cycle storage, given the opportunity for these as vehicular parking. Therefore, a secure wooden bike shed shall be provided in all rear curtilages and secured via condition.
- 5.6.8 A total of 34 visitor parking bays are delivered across the site. The development is expected to deliver a total of 53 visitor parking spaces to be in accordance with the minimum standards of Appendix C of the Local Plan and the scheme has a shortfall of 19. However, 156 properties have garages and the internal dimensions of these spaces would support parking. In total there are 715 on plot parking spaces available to residents when including the garages. It is considered with the additional provision of garage parking, there are 156 plots with the ability to accommodate visitor parking on site. Furthermore, the 19 visitor spaces are dispersed across the development to provide parking around key areas such as the new school entrance and open space. On balance, it is considered the shortfall of 19 visitor spaces is compensated due to additional on plot parking provision.
- 5.6.9 The revised layout adequately delivers a road hierarchy which is appropriate to manage traffic speed and flow through the site and to deliver access to the school site, LEAP, allotments and the wider residential parcel. The revisions to the footway and cycle connection from Thorney Road allow for safe and direct pedestrian connection to the school. The resident parking standards and the ability for secure cycle provision on all plots is considered to be acceptable with regard to the requirements of Appendix C of the Local Plan. On balance the development is considered acceptable with the road layout, pedestrian routes and parking provision demonstrated.

5.7 Trees and Landscaping

- 5.7.1 Existing dense vegetation to the southern boundary will all be maintained, as will large sections to the boundary with Eyebury Road, with the exception of the previously agreed access point. Approved under the outline consent is an access drawing which illustrates the visibility splays required and the Arboricultural Report demonstrates the area of vegetation and tree which needs to be removed in order to facilitate this access point. The Arboricultural Report under the reserved matters has illustrated the vegetation and tree to be removed (T006 & H001). Further existing trees and hedgerows are maintained to the north, east and western boundaries. Revisions were received during the course of the application to update the AIA & AMS to reflect all existing trees (includes a mature Oak). The cycleway between Thorney Road and the site will require further reserved matters and as such the assessment of the trees will be further considered then.
- 5.7.2 The development introduces approximately 225 trees across the boundaries, the open spaces, streets or rear curtilages, as well hedgerows, shrub and bulb planting. The Tree Officer continues to request additional tree planting within the public realm and rear curtilages. Since the original submission, landscaping revisions include a further 30 trees,

however the focus has been within those areas of public realm, given these afford the greatest impact to place making. Whilst tree planting in rear curtilages is encouraged, the longevity of those trees cannot be guaranteed due to their positioning within private amenity space.

- 5.7.3 The primary street is tree lined and a balance has been made between securing street trees and sustainable drainage features within the verges. The landscaping scheme has evolved during the application to include additional tree planting on secondary streets, the eastern boundary of the drain, the southern attenuation basin and the boundary of the allotments. Therefore, whilst the comments of the Tree Officer are noted, on balance, the proposal is considered to be acceptable and the recommended additional planting has not been sought.
- 5.7.4 It is appreciated the revised layout to accommodate the cycle way to the school has led to a loss of public realm trees on the western side of the central drain and these cannot be accommodated in the IDB drain easement. The balance between the eastern drain bank trees and other landscaping features, such as the planted front gardens and meadow grassland will still maintain a positive public realm onto the drain. Similarly, a balance has been made with the parcels of open space to ensure these contribute to the public realm, but still allow for natural surveillance and openness for play.
- 5.7.5 The Tree Officer expressed concerns of a monoculture, however the scheme includes a variety of tree species along the primary and secondary streets. Furthermore, the details of tree pits, within 4.5m of the highway will all be secured under Condition 32 of 19/00836/OUT and therefore are not required under the submission of the reserved matters. Regarding the proposed footpath/cycleway route along Thorney Road and how the existing trees/hedges are to be protected/mitigated during the construction of the pathway, this area is outside the remit of the current reserved matters application and would be captured by a further reserved matters submission and s106 obligation (Second Schedule, 3, 3.1).
- 5.7.6 On balance, the revisions to the landscaping are considered to successfully frame, add character and establish a treescape across the development. The limited tree planting in the private amenity space is outweighed by the variant of street trees and open space planting and overall the scheme positively complements the existing vegetation. Therefore, the scheme accords with the provisions of Policy LP29 of the Peterborough Local Plan 2019.

5.8 Ecology

- 5.8.1 Natural England made no specific comments in relation to this application but referred back to the original on the outline consent 19/00836/OUT. The assessment of potential recreational pressures on the SSSI and the Functional Linked Land were all considered under the outline consent. It was concluded, based on the ecology reports and consultation with Natural England, that the development and surroundings would not be functionally linked with the Nene Washes SPD Ramsar & SSSI and the development would not result in daily recreational pressures to the SSSI.
- 5.8.2 Ecological assessments were carried out under the outline consent, through the submission of a Preliminary Ecological Appraisal and no significant concerns raised. To deliver an ecological enhancement to the site, the developer is required to provide an ecological design strategy (EDS) under condition 34 of 19/00836/OUT.
- 5.8.3 Altering the gradient of the SUD's basin was not pursued further as this was understood to impact the gradients and overall basin size. It was considered, the areas of open space have a strong balance between landscaping and achieving useable areas of planting or working around easement constraints.

5.8.4 The Wildlife Officer was satisfied with the design of the landscaping scheme and the minor recommendations of the Officer were incorporated to optimise the site for biodiversity. For instance, the maintenance strip to the rear of plots 10-59 and the 9m easements for the central IDB, have been updated to include a meadow grassland mix. The details to be secured under Condition 34, paired with the soft landscaping scheme submitted with the reserved matters are considered to deliver an enhanced environment for the development. As such the proposal is considered to comply with Policy LP28 of the Peterborough Local Plan 2019.

5.9 Drainage

- 5.9.1 Condition 15 of the outline consent (19/00836/OUT) requires full details of a drainage strategy, including maintenance. Condition 15 is a pre-commencement condition which will require formal discharge and as such the developer is not obligated to submit this detail under this REM application.
- 5.9.2. Regardless, a surface water drainage scheme was supplied which illustrates the main drainage will be handled via a piped scheme served by two attenuation basins, due to the high level of the water table. In terms of the highway drainage, the primary street will also be managed by swales and rain gardens. Revisions increased the capacity of these SUDS features to better support source and pollution control in the secondary street to the south.
- 5.9.3 The scheme complies with the 9m Internal Drainage Board easement, with no built form or residential curtilage within these areas surrounding the central and top section of the southern boundary drain. The North Level IDB raise no objection in principle, noting the 9m byelaw easement has largely been accommodated within the development. Full details Clarification of the culvert to the north of the IDB drain will be secured via condition.
- 5.9.4 The remaining drains on the boundaries of the site are intended to be maintained by a management company, however full details will be secured under Condition 15. The scheme indicates the inclusion of the boundary drains into the sites overall surface water management strategy and providing 2-3m easements outside of the plots to allow for maintenance. All these easements will be secured via gates to prevent unauthorised access or anti-social behaviour.
- 5.9.5 The eastern boundary drain will be piped (replacing an existing), with a 2m easement running alongside the boundary of the adjacent plots. The northern drain adjacent to the school will similarly have a 2m easement, with the drain outside the rear amenity space for the plots. The IDB advised that the northern drain requires consent (as this is changing from an open drain to a piped drain) and that the IDB must review the specification, however is through a separate IDB consent. No larger easement is necessary. The southern drain to the rear of plots 59-18 will intake the water from the attenuation basin on the largest parcel of open space. The LLFA advise the applicant has proposed to provide minimum easements of 2 to 3 metres for non-IDB drains. After reviewing the maintenance requirements and the types of machinery to be used for the maintenance operations, the LLFA are satisfied with the proposal.
- 5.9.6 As for Foul Water Drainage, the outline consent includes condition 16 which secures the full details of the foul water drainage scheme. Whilst the details will be discharged via the pre-commencement condition, a layout of the foul water system has been submitted. Anglian Water consider that the impacts on the public foul sewerage network are acceptable and based on the above assessment Peterborough (Flag Fen) WRC is within the acceptance parameters, with the ability to accommodate the flows from the proposed growth. Whilst public comments raise concern with capacity, Anglian Water have provided reassurance there is capacity within the system. The LPA cannot enforce any water main upgrades to resolve any existing issues and the processes of Anglian Waters water recycling system are not a matter under consideration. Anglian Water at this stage support the layout of the development proposed and the finer details of the drainage system will be approved via the discharge of condition 16, which Anglian Water will be consulted on at the appropriate time.

5.9.7 In light of the above, the full details of the surface water and foul water drainage systems will be confirmed under formal applications to discharge Condition 15 and 16 imposed on 19/00836/OUT. However, the developer has adequately demonstrated the layout and number of units can adequately support a foul and surface water drainage scheme. The scheme presented not only demonstrates the ability to accommodate the onsite flows, but also the flows from the playing field and non IDB drains. As such the development is considered to accord with the principles of Policy LP32 of the Peterborough Local Plan 2019.

5.10 Open Space

5.10.1 The scheme accords with the parameters outlined under Indicative POS (ref. L---/POS/01Rev.B) which supported the outline consent.

5.10.2 Enhancements were delivered to the three open spaces across the development, in particular the alternate layout of the central and largest parcel. The sectional drawings of the SUDs basin illustrate a larger inset before the 1/3 gradient of basin slopes. Regardless, a greater degree of separation has been included between the attenuation basin and the play area, to improve safety and also maximise the available area of the open space for play.

5.10.3 The central open space parcel will include the LEAP and mini-goals to encourage play. Details of the play equipment have been supplied and the combination of surfacing within the play space allows for accessibility. Whilst the Open Space Officer sought a 'natural finish' for the footpaths through the open space, the proposed tarmac is a visually appropriate material for the limited areas of pathway and is considered to be acceptable.

5.10.4 One of the greatest differences from the outline masterplan is the amalgamation of the allotment parcels into one, in the south-east corner. The allotment boundary will meet the existing vegetation to the east and be well landscaped to the south, along the drain easement. Secure fencing is required around the perimeter, however appropriate landscaping is included to soften this edge. Allotment parking is within the site itself, ensuring these spaces remain available for users and the main internal roadway. Furthermore, the area surrounding the raised beds will be surfaced in tarmac to support accessibility.

5.10.5 The land to be transferred to the school maintains consistent with the quantum secured under the s106 from the outline consent. The requirement on the developer, as per the s106, is to deliver the land in vacant possession and clean condition. The finer details of the design of the land transferred is for the school to proceed with. Therefore, the suggested agronomy report, by Sport England, has not been sought from the Applicant.

5.10.6 The development accords with the provisions of the S106, the outline consent and Policy LP21 of the Peterborough Local Plan 2019.

5.11 Outline Conditions Compliance

5.11.1 The Parish Council comments and public representations expressed concern regarding failures to comply with outline planning conditions. For clarity, this application doesn't constitute 'commencement' and therefore the seven pre-commencement conditions are not outstanding and are not expected to be discharged at this time or submitted as part of the reserved matters. The outline consent included several conditions requiring details to be submitted with the reserved matters application and these have been addressed. See below:

C1 – Approval of details of appearance, landscaping, layout and scale.

All information relating to the four outstanding matters has been received.

C2 – Time Limit for reserved matters submission

Complied with submission date.

C5 – Housing Standards

All rented tenure meet NDSS, 5% of the dwellings meet Building Regulations M4(3)(2)(a) and all the dwellings meet Building Regulations M4(2). The Housing Team and Lifetime Homes Team are satisfied with the information provided.

C13 – Existing and Proposed Site Levels

The site levels demonstrated are appropriate to assimilate the development site with the surrounding residential dwellings, in particular those on Anglesey Way. In addition, the levels surrounding the central bridge are appropriate. There are a few plots where additional measures are needed, such as retaining walls due to levels changes. After review, there only a few plots where the interrelationship will have a notable height difference, however the differences and mitigation in boundary treatments are considered appropriate and are considered in terms of residential amenity.

C14 – Compliance with the Flood Risk Assessment

The development has been supported by a supplementary Flood Risk Assessment to complement the surface water and foul water drainage strategies submitted. The merits of the original flood risk assessment still stand and the new document does not supersede this.

C17 – Open Space provision

The development accords with the parameters outlined under L---/POS/01Rev.B - Indicative POS areas from the outline consent 19/00836/OUT. The school extension accounts for 1.02ha and the allotments align with the 0.26ha. The allocations across open space/neighbourhood park and natural green space have cumulatively exceeded the parameter and there is a greater proportion given over to formal open space.

C18 – Noise Assessment and mitigation

Environmental Health found the conclusions and recommendations of the Noise Impact Assessment to be acceptable, with those applicable to the revised layout submitted. Environmental Health had sought for the NIA to consider the possibility of a MUGA being included within the school site and assess the noise implications. There is no intention, as confirmed with PCC Education Team, for a MUGA pitch to be installed. Therefore, it would be unreasonable to require the developer to assess a matter which is not confirmed matter and potentially mitigate the development, when this may never occur.

C19 – Air Quality Assessment and mitigation

Environmental Health found the conclusions and recommendations of the Air Quality Assessment to be acceptable, with those applicable to the revised layout submitted.

C20 – Hard Landscaping scheme to include all surfacing materials, boundary treatments, street furniture and external lighting

The development includes the Charter plan which illustrates the hard landscaping materials, boundary treatments for the plots. Matters such as the street furniture and street lighting within the adopted highway will be captured under the s38 agreement, as these are subject to the specific standards from the LHA. Therefore, these are not included in the charter plan, as they will require further assessment. Infrastructure for the open spaces such as seats, bins and mini goals and all specified on the landscaping plans

C21 – Soft Landscaping scheme to include planting plans and implementation programme (if phased)

At the time of submission phasing of the development has not been submitted and should this be required the requirements of Condition 6 will apply. As such phasing plans for the landscaping are not required under the reserved matters. The soft landscaping scheme delivers a total of 221 trees, hedgerows, shrubs, meadow grasslands and bulb planting. The scheme is considered acceptable by the Wildlife Officer and whilst further trees were sought by the Tree Officer, the provisions submitted are agreeable.

C23 – Arboricultural Impact Assessment and Tree Protection Scheme

The application has been supported by an Arboricultural Impact Assessment and Method Statement, taking into account all existing trees and vegetation to be retained with the development. The Tree Officer was satisfied with these details.

C28 – Parking and Turning requirements, including visitor parking, EV charging points or ducting and cycle parking

The development has provided the adequate resident parking, turning and visitor parking levels for the 265 units. Cycle parking provision is accommodated within the rear curtilage through individual bike sheds. EV charging points are provided for all properties.

i) Miscellaneous

The majority of gas/electric boxes have been positioned on less prominent side elevations, however there are instances where these services cannot be installed on side elevations due to accessibility requirements. Therefore, on a small minor of plots these remain on principle elevations.

Cambridgeshire Fire and Rescue have sought the provision of fire hydrants, however a condition is already present on the outline consent (Condition 34) and therefore, this will not be applied onto this application.

The Waste Team have raised no objection to the scheme and the additional vehicular tracking illustrates a refuse vehicle can adequately move around the site with ease.

The Archaeological Officer has raised no objection in principle, with a reference back to the comments under the outline consent. Within the outline application a desk-based assessment and geo-physical survey were carried out.

The application is accompanied by a Boundary Treatments Plan. This provides for a strategy where 1.1m high ball-top railing is provided to certain residential boundaries to assist with the characterisation of the secondary movement corridors through the scheme, or a 1.8m brick wall where this marks prominent frontages onto side streets. 1.5m high screen walling with trellis atop is provided where parking is sited to the rear, 0.45m timber knee rail fencing is indicated adjoining the open space and, finally, 1.8m high fencing encloses private rear gardens, to provide a secure perimeter across the internal areas of the scheme.

A variety of boundary treatments are included within the development, with those on prominent visual locations including brick walls and estate railings. Perimeter 1m bow top railing will enclose the play area and a condition will be applied securing three bollards on the footpath entrances through the open space.

6 Conclusions

The proposal as submitted was not in accordance with local and national planning policy. The local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Amendments were discussed and agreed with the applicant to bring the proposal into compliance with policy, and the application can therefore be approved in accordance with Paragraph 38 of the National Planning Policy Framework (2023).

7 Recommendation

The Executive Director of Place and Economy recommends that Reserved Matters is Approved subject to the recommended conditions.

C1 The development hereby approved shall be implemented in accordance with the following approved plans and documents:

M312 Detached Design Sheet - L195-M312-D-DS-01
M312 Detached Feature Render Design Sheet - L195-M312-D-DS-02
M401 Detached Design Sheet - L195-M401-D-DS-01
M403 Detached Plans and Elevations Design Sheet - L195-M403-D-DS-01 Rev A (dated 1st May)
M404 Detached Design Sheet - L195-M404-D-DS-01
M404 Detached Feature Render Design Sheet - L195-M404-D-DS-02
M406 Detached Design Sheet - L195-M406-D-DS-01
M406 Detached Feature Chimney Design Sheet - L195-M406-D-DS-02
M407 Detached Design Sheet - L195-M407-D-DS-01 REV A
M408 Detached Plans and Elevations Design Sheet - L195-M408-D-DS-01 Rev A (dated 1st May)
M409 Detached Design Sheet - L195-M409-D-DS-01
M409 Detached Feature Render Design Sheet - L195-M409-D-DS-02
M411 Detached Design Sheet 1 of 2 -L195-M411-D-DS-01 REV A
M411 Detached Design Sheet 2 of 2 - L195-M411-D-DS-02 REV A
M411 Detached Feature Render Design Sheet 2 or 2 - L195-M411-D-DS-03 REV A
M503 Detached Design Sheet - L195-M503-D-DS-01 REV A
Nantwich Detached Design Sheet - L195-NANTWICH-DS-01
P1001 Design Sheet - L195-P1001-DS-01
P351 End Design Sheet - L195-P351-E-DS-01 REV A
P855 Design Sheet - L195-P855-DS-01
W308 Detached Design Sheet - L195-W308-D-DS-01 REV A
M204 End Design Sheet - L195-M204-E-DS-01
M305 End Design Sheet - L195-M305-E-DS-01
M306 Detached Design Sheet - L195-M306-D-DS-01 REV A
M306 Detached Feature Render Design Sheet - L195-M306-D-DS-02
L195-SG-FRONT-DS-01 Single Garage Front Gable
L195-SG-SIDE-DS-01 Single Garage Side Gable
L195-TG-SHARED-DS-01 Triple Shared Garage
L195-DG-DS-01 Double Garage
L195-DG-SHARED-DS-01 Double Shared Garage
L195-DG-SHARED-FRONT-DS-01 Double Shared Garage Front Gable
L195-DG-FRONT-DS-01 Double Garage Front Gable

EYE-PPC-00-XX-DR-C-0217 P1 Proposed Tanholt Drain Culvert Arrangement
EYE-PPC-00-XX-DR-C-0216 P1 Proposed Bridge General Arrangement
EYE-PPC-00-XX-DR-C-0213-P5 Junction and Forward Visibility Layout Sheet 1
EYE-PPC-00-XX-DR-C-0214-P5 Junction and Forward Visibility Layout Sheet 2
EYE-PPC-00-XX-DR-C-0214 P4 Proposed Visibility Splay Layout Sheet 2 of 2
EYE-PPC-00-XX-DR-C-0211 P7 Proposed External Levels Strategy Sheet 1 of 2
EYE-PPC-00-XX-DR-C-0212 P9 Proposed External Levels Strategy Sheet 2 of 2
EYE-PPC-00-XX-DR-C-1038-P2 Fire Tender Swept Path Analysis Sheet 2
EYE-PPC-00-XX-DR-C-0137-P2 Fire Tender Swept Path Analysis Sheet 1
EYE-PCC-00-XX-DR-C-0135 P4 Refuse Vehicle Swept Path Analysis Sheet 1
EYE-PCC-00-XX-DR-C-0136 P4 Refuse Vehicle Swept Path Analysis Sheet 2

EYE-PPC-00-XX-DR-C-0215-P2 Pond Sections

L195/LOCATION/01 A Location Plan
L195/SITE/01 C Site Layout
L195/POS/01 B POS Plan
L195/CONNECTIVITY/01 B Connectivity Plan
L195/TENURE/01 B Tenure Plan
L195/OCCUPANCY/01 A Occupancy Plan
L195/STREET/01 B Street Hierarchy Plan

L195/CHARTER/01 A Charter Plan
L195/CARCHARGE/01 A Electric Car Charging Plan
L195/REFUSE/01 A Refuse Plan
L195/PARKING/01 A Parking Plan
L195/BUILDINGREGS/01 A Building Regulations Plan M4(2) and M4(3)

GLY0054LP 07B Detailed Landscaping Proposal
GLY0054LP 06B Detailed Landscaping Proposal
GLY0054LP 05B Detailed Landscaping Proposal
GLY0054LP 04B Detailed Landscaping Proposal
GLY0054LP 03B Detailed Landscaping Proposal
GLY0054LP 02B Detailed Landscaping Proposal
GLY0054LP 01B Detailed Landscaping Proposal
GLY0054 LSP 01 Landscape Specification & Designers Risk Assessment
AR04 AIA Arboricultural Impact Plan
GLY0054 AR01 AIA Arboricultural Impact Assessment
GLY0054 AR01 TCP Tree Constraints Plan
GLY0054 AR02 Tree Constraints Plan

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

- C2 Prior to the construction of the boundary walls, elevational details to specify the brick design shall be submitted to and approved in writing with the Local Planning Authority. The boundary walls shall be delivered prior to the occupation of the properties to which they relate.

Reason: To ensure a satisfactory and enhancing appearance to the development, in accordance with Policy LP16 of the Peterborough Local Plan (2019).

- C3 No development other than groundworks and foundations shall take place unless and until details of the on plot hard landscaping to form the driveways and rear patio/pathways have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

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

- C4 Notwithstanding the approved plans, the first floor northern elevation window to serve the bathroom for Plot 115 shall be obscured glazed and top hung. The obscure glazing shall be continuous and shall not incorporate any clear glazing features. The window(s) shall subsequently be retained as such in perpetuity.

Reason: In order to protect the amenities of neighbouring occupants, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

- C5 No dwelling shall be occupied unless and until any windows serving rooms identified as 'bathroom' or 'ensuite' within that dwelling have been fitted with obscure glazing to a minimum of Pilkington Level 3. The obscure glazing shall be continuous and shall not incorporate any clear glazing features. The windows shall subsequently be retained as such in perpetuity.

Reason: In order to preserve the amenities of occupiers and neighbours, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

C6 In accordance with the Shed Statement dated 07 August 2024, all plots shall be provided with a secured and covered cycle shed within the rear curtilage. The cycle storage shall be present prior to the occupation of the dwellings.

Reason: To ensure satisfactory cycle parking in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C7 Notwithstanding the approved plans, no development other than groundworks and foundations shall take place unless and until the details of the bollard(s) to serve the pedestrian entrances of the public open space shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and implemented prior to the commencement of use.

Reason: In the interests of visual amenity of the area and highway safety, in accordance with Policies LP16 and LP13 of the Peterborough Local Plan (2019).

C8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modifications), no development within Classes A-C of Part 1 of Schedule 2 of the Order shall take place on plots 115, 117-125, 231-235, 239, 265-260 unless expressly authorised by planning permission granted by the Local Planning Authority.

Reason: In order to protect and safeguard the amenity of the area and residential amenity, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019).

C9 Notwithstanding the provisions of Class E, Part 1 Schedule 2, of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garages shall not be converted into habitable accommodation other than expressly authorised by any future planning permission.

Reason: In order to protect the amenity of the area and parking provision of neighbouring occupants, in accordance with Policy LP16 and/or LP17 of the Peterborough Local Plan (2019).

C10 In the event the areas of road offered for adoption does not correspond with drawings EYE-PPC-00-XX-DR-C-0411 P2 s38 Highway Adoption Agreement Plan Sheet 1 of 2 and EYE-PPC-00-XX-DR-C-0412 P2 s38 Highway Adoption Agreement Plan Sheet 2 of 2, full details of a scheme for the construction and long term management of all development roads, parking courts, footpaths and cycle paths which are not to be offered for adoption shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- o Road and footway cross-sections showing their construction;
- o The provision to be made for access by local authority refuse collection vehicles or alternative arrangements for collection.
- o Provision for street lighting

The development shall be carried out in accordance with the approved details. The elements within which the approved scheme relates shall thereafter be maintained in accordance with the approved management and maintenance details in perpetuity unless that element becomes publicly adopted.

Reason. To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with LP13 of the Peterborough Local Plan (2019).

C11 Prior to occupation of the properties the soft landscaping and hard landscaping areas within the rear curtilage and driveways shall be delivered in accordance with drawings:

GLY0054 LP 01 C Landscape Proposals – Detailed
GLY0054 LP 02 C Landscape Proposals – Detailed
GLY0054 LP 03 C Landscape Proposals – Detailed
GLY0054 LP 04 C Landscape Proposals – Detailed
GLY0054 LP 05 C Landscape Proposals - Detailed
GLY0054 LP 06 C Landscape Proposals – Detailed
GLY0054 LP 07 C Landscape Proposals - Detailed
GLY0054 LSP 01 Landscape Specification & Designers Risk Assessment

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.

C12 Prior to works being undertaken on culverting the IDB drain, the design of the culvert shall be submitted to and agreed in writing with the Local Planning Authority. The design shall be in accordance with the principles demonstrated on drawing EYE-PPC-00-XX-DR-C-0217 P1 Proposed Tanholt Drain Culvert Arrangement. The details shall include but not be limited to:

- Confirmation of the visibility splay for the cycleway can be retained and managed
- All outfalls connected into the culvert
- The vehicle restricting systems

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

C13 The road widths and visibility splays shall be provided in accordance with drawings EYE-PPC-00-XX-DR-C-0213-P5 Junction and Forward Visibility Layout Sheet 1 EYE-PPC-00-XX-DR-C-0214-P5 Junction and Forward Visibility Layout Sheet 2, with the addition of appropriate cycle visibility splays in all directions at the junctions of the cycleways adjacent to Plots 135 and 162. The visibility splays shall be provided prior to first occupation of the dwelling/building to be served by it and shall thereafter be retained in accordance with the approved plans.

Reason: In the interests of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan.

C14 The bridge design for the vehicular access over the Internal Drainage Board central drain shall be provided in accordance with the principles demonstrated on drawing EYE-PPC-00-XX-DR-C-0216 P1 Proposed Bridge General Arrangement.

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

C15 Vehicular parking provision shall be provided clear of the public highway to serve the pumping station and sub-stations across the development.

Reason: To ensure satisfactory cycle parking in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C16 Prior to occupation or the commencement of the use, the parking and turning shall be provided to enable vehicles to enter, turn and leave the site in forward gear and park clear of the public highway. The area shall be delivered in accordance with drawing L195-SITE-01C 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).

- C17 The access road serving the school shall not be brought into use until the required Traffic Regulation Order has been made and the associated road markings have been installed to prevent obstruction of the access road in the vicinity of this access.

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

- C16 Prior to the construction of the boundary treatments for plots 65, 64, 190, 191, 166-171, 184-186 the elevational and sectional drawings of the boundary treatments to include, retaining walls, tanking, fencing and gravel boards shall be submitted and agreed writing with the Local Planning Authority. These shall be constructed prior to the occupation of the dwellings to which they relate.

Reason: In order to protect and safeguard the amenity of the area and residential amenity, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019).

- C19 Prior to the occupation of the dwellings, the details of the gates or fencing to secure the easements to the east, north and south of the site boundaries shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to protect and safeguard the amenity of the area and residential amenity, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019).

Copies to Councillors:

Councillor Steve Allen
Councillor Mark Ormston
Councillor Rylan Ray