

Showfields Ltd
Matters 3 and 11
Representor R58

**FENLAND SUBMISSION CORE STRATEGY
EXAMINATION IN PUBLIC**

FURTHER STATEMENT BY SHOWFIELDS LTD

MATTER 3: HOUSING GROWTH AND MEETING HOUSING NEED

MATTER 11: WHITTLESEY

Introduction

1. This statement has been prepared in order to assist the appointed Inspector in considering the soundness of the Submission Fenland Core Strategy. It supplements but does not replace the written representations made in response to the pre-submission consultation stage of the Strategy. Those representations were generally supportive of the Strategy.
2. However, our representations identified one aspect of the Strategy which our client considers to fail the tests of soundness at paragraph 182 of the NPPF. This was the use of a target dwelling allocation at Whittlesey, rather than a minimum figure, within Policy CS4.
3. Our client supported Part (b) of Policy CS4, in that it provides for appropriate, sustainable development to be brought forward where land is not specifically identified in the Strategy as a 'strategic allocation' or a 'broad location for growth'. However, in the event that Part (b) of Policy CS4, for whatever reason, is not found to be sound to the extent that it is excluded from the Strategy, then our client puts forward his land to the north of Whittlesey as either a strategic allocation or as a broad location for growth.
4. In addition to Matter 3, our client has been invited to participate in Matter 11. We note that the Inspector's only question in relation to Matter 11 relates to sewage water treatment capacity. This is not an issue that our client has previously made representations upon, so it is not proposed to attend its Hearing session. However, our client is in a position to furnish the Inspector with documentary evidence of capacity to assist in consideration of that issue, and we turn to this further below.
5. As indicated in our pre-submission representation, Showfields Ltd owns land at the northern side of Whittlesey and has been in the process of taking it forward to the submission of a planning application.

The Showfields: Planning Application

6. An outline planning application for the erection of up to 249 dwellings with associated infrastructure, vehicular and pedestrian access, public open space and associated land compensation works was submitted to the Council in August 2013, and registered on 20 September 2013. A copy of the submitted masterplan is provided at **Appendix 1**.
7. At the present time the application is undetermined, but it is now clear that the Council does not intend determining it within the prescribed period. Our client has therefore advised the Council of his intention to appeal against non-determination, with a Public Inquiry likely to take place in Spring 2014.
8. The application is accompanied by an extensive suite of supporting material. In order to provide background to the proposed application and the form of development envisaged, we provide a copy of the submitted Design & Access Statement at **Appendix 2**.
9. A key issue in relation to the application is whether the site is at risk of flooding from Whittlesey Washes. The Washes is a designated reservoir. Land above the 5.0 m AOD contour is in flood zone 1, and land below is in flood zone 3. The Washes are specifically designed and operated to ensure that land above 5.0 m AOD does not flood. The majority of the application site is above 5.0 m AOD. A minor portion is below this level at present, but is

to be raised to 5.0 m AOD + by land compensation works. These works have been agreed by the Environment Agency. The whole of the residential development will be above the 5.0m AOD contour when completed, within zone 1 and safe for its lifetime.

10. To date, the following statutory consultees have confirmed that they have no objection to the proposed development: the Environment Agency, Anglian Water and Natural England. The Highway Authority seeks further survey/assessment work and negotiation of s106 contributions. A full archaeological field investigation has been undertaken in close consultation with the County Council Archaeologist, which has revealed no finds of significance that would prevent development taking place.
11. In our pre-submission representations, we advised that the site is available for development, suitable and achievable. The consultation responses from consultees during consideration of the application reinforce this conclusion. At **Appendix 3** we provide a copy of the Environment Agency, Anglian Water and Natural England responses.
12. It should also be noted that the land is allocated for residential development in the 1993 Local Plan, on the basis that housing is provided above the 5.0m AOD contour line. The current application is consistent with that allocation. The allocation provides for a significant area of public open space alongside housing, and the submitted masterplan achieves that with land below the 5.0m contour being given over to public open space. Our client now seeks to deliver that longstanding allocation.

Policy CS4: Dwelling Allocation to Whittlesey

13. Question 3 of the Inspector in relation to this Matter states:-

Is the use of approximate targets (rather than minimum dwelling numbers) a sound approach? Is the Core Strategy positively prepared in relation to the provision of housing?
14. Our client considers that the answer to these questions is no. We note that other representors made detailed comments in relation to this issue at the pre-submission stage, questioning whether the Strategy is based upon objectively assessed housing needs and interrogating this point in some detail. We do not consider that it will assist the Inspector to mirror that exercise, but given that the Inspector is assessing the soundness of the Strategy as a generality wish to make some overarching points by reference to the NPPF.
15. Policy CS1 of the Strategy sets out a presumption in favour of sustainable development, with the express aim for Fenland of delivering sustainable growth. The policy is all about positivity. This is echoed in Policy CS3 in setting out an overall strategy for sustainable growth, including new housing and employment. Development is focussed upon the market towns, including Whittlesey.
16. Part A of Policy CS4 sounds a discordant note. In contrast to the preceding policies, it sets a target of 11,000 dwellings across the District in the Plan period. Paragraph 3.5.2 of the Strategy indicates that any increase over this figure will be the subject of a Core Strategy review. In effect, it is framed as a numerical limitation on development, rather than as a vehicle for achieving growth. We do not consider that should be its effect, and indeed we consider that given the positivity of the preceding policies that is not its intention. This is because the policy takes the positive approach of allowing for development to take place under 3 categorisations: strategic allocations, broad locations for growth, and sites for up to

249 dwellings. On the one hand the policy seeks to be flexible in how development can come forward, but on the other it places a numerical limitation upon it.

17. In our view, in order for Policy CS4 to accord with CS1 and CS3, the dwelling numbers for the District and for the individual market towns should be expressed as minima. It is notable that the draft Core Strategy set out a target dwelling range for the District and for each settlement: in the case of Whittlesey a minimum of 1250 dwellings and a maximum of 1950 dwellings. Whilst we consider that there was no clear justification for the use of a maximum figure, this policy approach was nonetheless more flexible and allowed for a minimum target to be exceeded without the need for a Core Strategy review. It is not clear to us why the Council subsequently considered it appropriate to adopt a more restrictive approach, particularly in the context of the NPPF. Paragraph 15 of the NPPF makes clear that Local Plans should allow for development that is sustainable to be approved without delay.
18. In combination, Policies CS3 and CS4 identify the sustainable locations for development within Fenland: principally the four market towns. It is plain that if a proposed development comes forward at one of these towns, and that it is demonstrated to comply with the policies of the NPPF and the Core Strategy taken as a whole, it should be permitted without delay. Taking Whittlesey as an example, if this would take the dwelling number permitted at the town over the Plan period to in excess of 1000, that of itself should not fetter the ability to apply the presumption in favour of sustainable development. As presently worded, that is what Part A of Policy CS4 is interpreted as doing.
19. Turning to the tests of soundness at paragraph 182 of the NPPF, we would conclude in relation to Policy CS4 Part A as follows:-

Positively Prepared

We leave it to others to furnish the Examination with evidence as to whether the policy is based upon objectively assessed housing needs. However, we do not consider that the policy is consistent with achieving sustainable development, given the numerical limitation that it applies. Indeed. The use of the phrase “target” can be taken as implying that delivery of a lesser number of dwellings is acceptable.

Justified

We do not take issue with the strategy of the Plan, or the justification for that strategy, save for the numerical limitation of this policy which is not justified.

Effective

We consider that the policy would not be effective in delivering the Strategy’s clear growth agenda.

Consistent with National Policy

The policy will inhibit the delivery of sustainable development if and when the dwelling target is reached. It is not consistent with the NPPF, particularly paragraph 15.

Requested Change: Policy CS4 should be reworded to omit the word “target” and be replaced with the term “minimum provision”. Consequential amendments would also be required to paragraphs 3.5.2, 7.3.6 and 7.3.12.

Policy CS11: Whittlesey

20. Our pre-submission representation makes clear that our client only engages in objection to this policy if CS4 Part (b) is excluded from the Core Strategy. Our client does not consider that such exclusion would be sound within the meaning of NPPF paragraph 182, as it is clearly a policy provision that assists in delivering sustainable development.
21. If it were excluded however, then a consequential objection to Policy CS11 arises insofar as our client’s land should be specified either as a strategic allocation or as a broad location for growth. The current planning application is accompanied by extensive technical evidence to demonstrate that the development can be sustainably delivered, resulting in ‘no objection’ from key statutory consultees.
22. It is notable that Whittlesey is the only market town with no proposed broad locations for growth in the submission Core Strategy. However, our client’s land was shown as a broad location for growth in the draft Core Strategy, and we do not know on what basis it was omitted, other than assuming that the Council was satisfied that Policy CS4(b) would enable the site to come forward. If we are correct in this, then it follows that if CS4(b) disappears, then the site should return to its default designation as a broad location for growth.
23. Question 1 of the Inspector in relation to this matter states:-

In order to accommodate the proposed growth, improvements are required to several wastewater Treatment Works (WwTW) to ensure that the increased waste water flow discharged does not impact on the current quality of the receiving watercourses, their associated ecological sites and also to ensure that the watercourses can still meet with legislative requirements. The Stage 2a assessments have shown that improvements beyond conventionally applied technology are required in Whittlesey (due to physical constraints in the Middle Level drainage area). What implication, if any, is this likely to have on the deliverability and phasing of planned growth in Whittlesey?
24. Our client did not make specific comment on this issue at the pre-submission stage, but having noted the Inspector’s question she may find it helpful and informative for us to explain the position of the relevant statutory consultees on the current planning application.
25. We have been advised by Middle Level Commissioners that the capacity issue at the Whittlesey STW is as follows: Anglian Water operates the works. The Environment Agency is responsible for granting consent for discharging outfalls of treated water from the works into Whittlesey Dyke. The Middle Level Commissioners are responsible for the Dyke as a main river, and operate pumps downstream, the necessary capacity of which is governed by the amount of water in the Dyke. An increase in the discharge rate from the works will affect the amount of water that the downstream pumps have to deal with. Three separate Agencies are therefore involved in the process.
26. Anglian Water has raised no objection to our client’s planning application, confirming that the Whittlesey STW will have available capacity for its flows.

27. The Environment Agency has raised no objection to the application, and in their consultation response letter state "We understand from AW that they have evidence of more capacity at the Whittlesey (STW) than was identified through the production of your Authority's detailed Water Cycle Study dated September 2011".
28. The Middle Level Commissioners responded to the application on 6 November 2013 and a copy of their letter is at **Appendix 4**. The MLC position was not clear from that letter, so a meeting was held with them on 15 November 2013. Our email note of the meeting is also provided at **Appendix 4**. In a nutshell, the MLC appears only concerned to ensure that any downstream pump capacity from additional flows is provided for. A suggested form of wording of a planning condition to provide for this is currently under consideration by the MLC.
29. We hope that the Inspector finds this information helpful in considering the question she has raised. In short, the works itself has capacity available and it is the quantity of outfall that is the issue. This issue can be addressed. It will of course be for the relevant drainage bodies to assist the Inspector directly in addressing her question, in relation to development at Whittlesey as a whole. However, in this respect we observe that the strategic allocation north of Eastrea Road already has planning permission, and a recent application by Gladman Developments at Snowley Park was not refused permission on the grounds of drainage infrastructure capacity. Cumulatively with our client's application, these developments represent c. 850 dwellings and we are not aware that any have been or are being resisted on foul drainage grounds.

Insight Town Planning Ltd
21 November 2013

(2491 words)

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FURTHER STATEMENT BY SHOWFIELDS LTD

LIST OF APPENDICES

- APPENDIX 1: Showfields masterplan
- APPENDIX 2: Showfields Design & Access Statement
- APPENDIX 3: Consultation responses: Environment Agency, Anglian Water, Natural England
- APPENDIX 4: Middle Level Commissioners letter dated 6 November 2013
Insight Town Planning Ltd email dated 18 November 2013









Fenland Core Strategy Examination

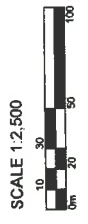
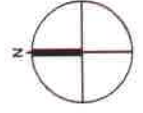
Statement by Showfields Ltd

APPENDIX 1

The Showfields, Whittlesey
 Indicative Masterplan August 2013

Key

-  Existing Vegetation
-  Proposed Houses
-  Proposed Vehicular / Pedestrian Circulation
-  Proposed Public Open Space
-  Proposed Swales
-  Potential Community Use
-  Potential Pedestrian Access
-  Area for Proposed Landscape Works by Agreement



Fenland Core Strategy Examination

Statement by Showfields Ltd

APPENDIX 2

DESIGN AND ACCESS STATEMENT

The Showfields

Whittlesey



August 2013

REVISION A

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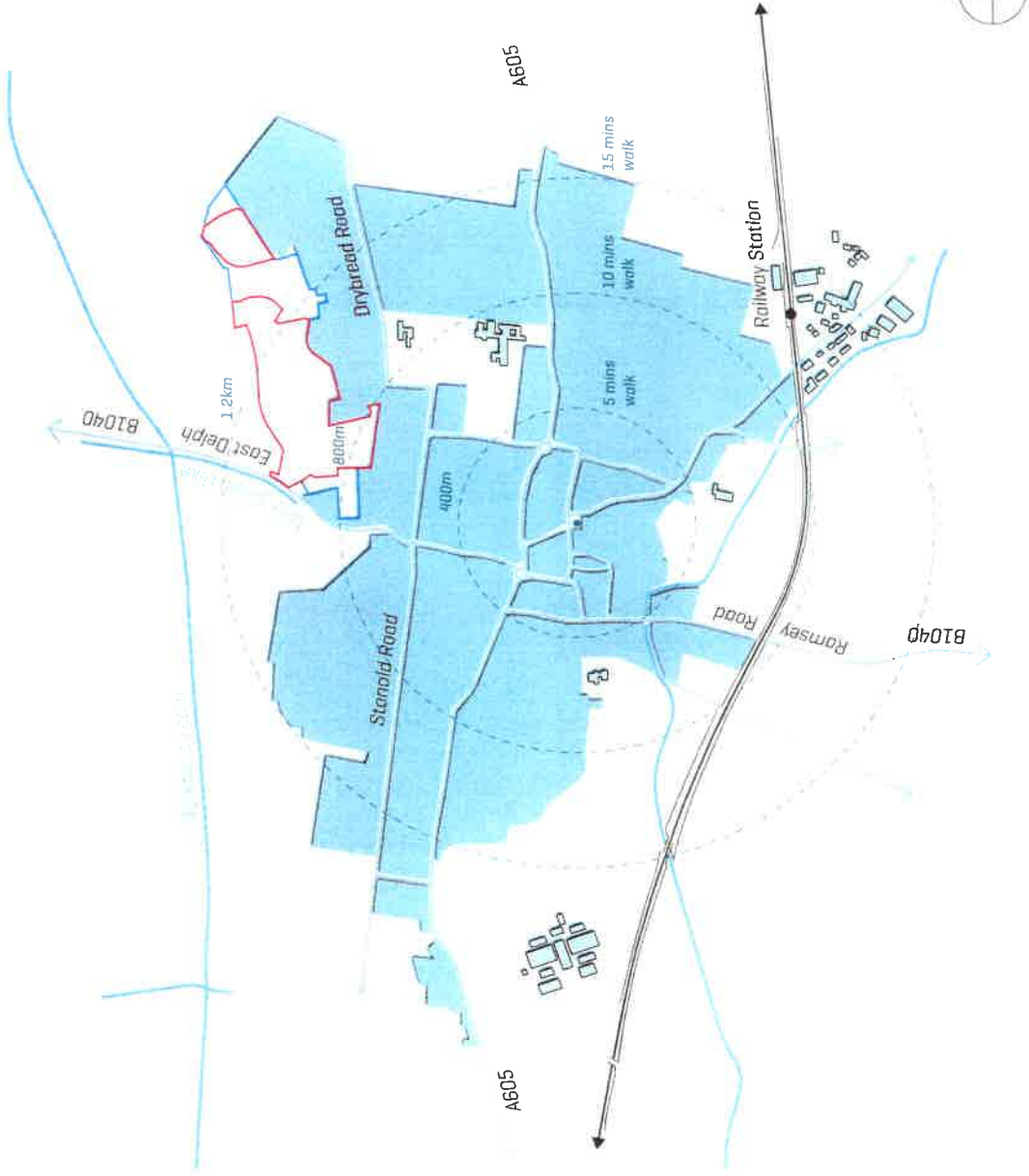
Iain Reid Landscape Planning Ltd

ON BEHALF OF:

Showfields Ltd

1.0 INTRODUCTION

PLAN 1: SITE LOCATION



1.1 Background and Context

- 1.1.1 This statement has been prepared to support an outline planning application for residential development by Showfields Limited, on land east of East Delph, Whittlesey Cambridgeshire. It meets the requirements of section 42 of the Planning and Compulsory Planning Act 2004 by providing a statement that covers 'Design and Access'.
- 1.1.2 The application site extends to some 18.45 hectares (ha). It is proposed to develop up to 249 dwellings on ca 9.7ha of the application site. The balance of the application site and land to the east (in total 14.17ha) is proposed for use as open space.
- 1.1.3 The site is identified in the adopted (and extant) Fenland District Wide Local Plan as a proposed residential development site. On the Local Plan Proposals Map Whittlesey Inset (26a) identifies the site, and land to the east, is shown to be allocated for residential development as part of those specific proposals. These sites lie within the defined Development Area Boundary (which in the north east sector of the town is shown to follow (in part) the line of a new road (then) intended to connect between East Delph and Eastrea Road to the east).

1.2 Purpose of the Statement

- 1.2.1 The purpose of the statement is to demonstrate how the site could be developed in accordance with the design objectives of local, regional and national planning policy. The rationale and justification for the design has emerged following a detailed assessment of the site and its surroundings to fully understand it's 'Opportunities and Constraints'. The foundation of the proposals are explained through the design concept and the associated development principles which will be developed further in detail at a later date.

1.3 Development Principles

- 1.3.1 The statement has been prepared in accordance with the requirements set out in 'Guidance on Information Requirements and Validation' DC16, March 2010, which replaces section 3 of circular 01/2006 'Guidance on Changes and Development Control System' with regard to 'Design and Access Statements'.
- 1.3.2 Its structure is based on the need to cover key topics and demonstrate the design process, notably 'appraising the context' (para 1.45). This design process is reflected in the primary chapter headings and the topics covered within them, that is, Assessment, Involvement, Evaluation and Design.
- 1.3.3 In addition to these requirements, there are also sections covering a Building for Life 12 assessment of the outline proposals, Safety and Security and a demonstration of compliance with Fenland District Council's planning policies on 'design'.

2.0 ASSESSMENT

2.1 Site Location and Description

2.1.1 The site is approximately 18.45 ha, located on the northern edge of Whittlesey. It is defined to the south by existing residential development on the north eastern flank of Whittlesey, to the west by East Delph (B1040) and to the east by fallow land (formerly used for arable land) and to the north agricultural land, predominantly pasture but also including areas of arable and horse paddocks. The major part of the site comprises Grade 3b land in terms of Agricultural Land Classification (ALC); i.e. it is not best and most versatile agricultural land. Refer to Plans 1 & 2.

2.1.2 The site is well connected to the wider town and the national highway network via East Delph and Teal Road/Drybread Road/Bassenthall Road. The centre of the site is approximately 15 minutes walk from the town centre (Broad Street/Market Street/East Gate) via East Delph/Drychard Road or via Ottago Road/Drybread Road/Cemetery Road. Whittlesey Rail Station is located approximately a further 10 minutes walk south the town centre. The site is within a 5 minute walk of Alderman Jacobs Primary School (via Teal Road/Drybread Road), and from existing bus services on Coronation Avenue, and within a 15 minute walk of Sir Harry Smith Community College. Refer to Plan 3.

2.2 Ground Levels

2.2.1 The site is essentially flat with a very slight – almost imperceptible – fall from south to north across the site. On the southern boundary, to the rear of properties on Viking Way site levels are (typically) 5.91m AOD (Above Ordnance Datum). On the northern boundary levels range from 3.05m AOD; at the north western site corner (adjacent to East Delph) to 4.48m AOD at the north-eastern site corner.

2.2.2 The level adjacent to the head of Teal Road is 5.05m AOD and to Ottago Road 5.75m AOD. The 5m AOD contour runs across the northern part of the assessment site.

2.3 Ecology

2.3.1 The site comprises three former agricultural fields, which were also used seasonally as a showground but are now fallow. The site is dominated by rough grass land with boundary hedgerows and, due to lack of management, increasing amounts of internal scrub. In terms of habitat value it is poor; and only a small number of protected and biodiversity species have been recorded. There is minor interest for reptiles, and a greater but not significant interest for breeding birds.

2.3.2 Hedgerows within and on the edges of the site are mostly dominated by hawthorn and are not especially diverse, though they have a dense structure which, with the areas of dense scrub and mature trees is of general value for wildlife e.g. providing foraging habitat for bats, birds, invertebrates and small mammals. A number of the hedgerows have associated seasonally wet ditches, though these are heavily shaded by the adjacent hedgerow and contain little or no vegetation.

SITE PHOTOGRAPHS



Photograph 1: From Little Bridge looking south.



Photograph 2: From north corner of the site looking south / east.



Photograph 3: From north side of the site looking south / east.



Photograph 4: From north side of the site looking south / west.



Photograph 5: From west side of the site looking south / west.

PLAN 2: SITE CONTEXT



SITE PHOTOGRAPHS

2.4 Hedgerows and Trees

- 2.4.1 The main vegetation features comprise individual tree/ tree groups/ former agricultural hedgerows (which have not been subject of any evident recent management) within and on the edge of the site.
- 2.4.2 A separate Tree Survey has been undertaken and an evaluation made against BS5837. One main tree group bounds the site to the north, and comprises self set deciduous species (Ash, Willow, with Elder, and Hawthorn scrub) generally between 8m and 14m in height. A main internal hedgerow, ca 8m in height, runs north-south from the rear of Whittlessey and comprises Hawthorn, Elder, Field Maple and some Yew. A second internal hedgerow, also ca 8m high runs east-west and comprises Hawthorn, Elder, and some regenerating Eih.
- 2.4.3 There is a group of existing trees - Sycamore, Alder, Willow, Ash and Horse Chestnut located just beyond the western site boundary edge adjacent to East Delph. On the southern and south western site boundaries adjacent to the rear of properties on Hemmerley Drive and Viking Way are existing overgrown hedgerows - typically up to 8m in height and comprising Hawthorn, Elder, Ash and some regenerating Elm. None of the trees are subject to a Tree Preservation Order.

2.5 Views

- 2.5.1 The site is visible from the residential properties that immediately adjoin it to the south, including the upper floors of two storey properties immediately adjoining the site on Hemmerley Drive, Viking Way and Whiteacres, although the height of the boundary hedgerows limits these views. It is also visible, depending on the height of individual rear garden boundaries, from the rear of single storey properties on Otago Road, Otago Close, Teal Road and Kingfisher Road and from the heads of Teal Road and Otago Road.
- 2.5.2 Views from properties on East Delph and on Wash Lane to the west are screened by intervening off site vegetation and the hedgerows along the western side of the site.
- 2.5.3 The main area of visibility towards the site is from the open agricultural land extending north and north east from the site and from the road [B1040 East Delph] and the sole public right of way [Byway Whittlessey 24 Hereward Way/ Nene Way] that crosses this area. There is a longer distance (slightly) elevated view from the Dog in a Doublet Bridge where it crosses the embanked and raised course of the River Nene in these longer distance views existing on and off site vegetation screens/ filters, to varying degrees, the existing northern developed edge of Whittlessey.



Photograph 6: Kingfisher Road access



Photograph 7: Teal Road access



Photograph 8: Rear of dwellings on Otago Close



Photograph 9: Otago Road access



Photograph 10: Existing access from East Delph



Photograph 11: Rear of dwellings on Whiteacres

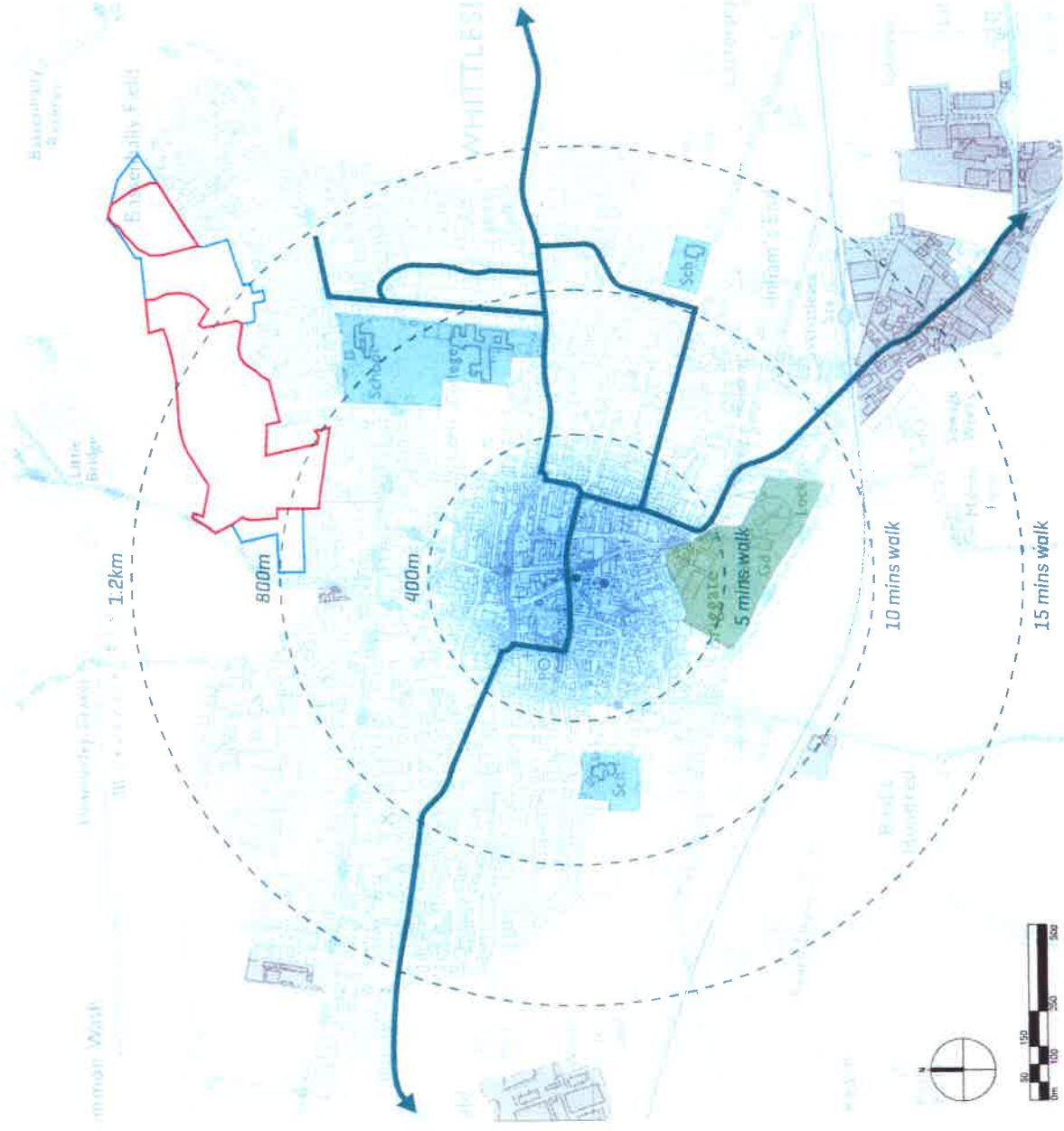


Photograph 12: From centre of the site looking south west








Photograph 13: South western corner of the site and rear of dwellings on Hemmerley Drive

PLAN 3: LAND USE AND LOCAL FACILITIES



Key

-  Town Centre
-  Education
-  Industrial / Employment
-  Recreation
-  Bus Routes

2.6.1 The site is drained by a series of open ditches (driains) which tend to follow a northerly route to ultimately outfall into Moreton's Leam about 300m to the north of the site. Some water may also outfall into Delph Dyke which follows East Delph B1040 to the west of the site; Delph Dyke outfalls into Moreton's Leam at Little Bridge. Moreton's Leam ultimately outfalls into the River Nene at Guyhirn, approximately 10km to the east of Whitlsey.

2.6.2 The River Nene north of Whitlsey is contained within a channel with raised embankments, and is subject to tidal level variations, with consequential flood protection to the surrounding low lying fenland provided by the adjacent embankments. Tidal effects extend up to a sluice gate (known as the Dog in a Doublet) located about 2km to the North of Whitlsey. In high tide conditions the sluice gates close to prevent tidal flooding of Peterborough. At such times, the upstream non tidal Nene is allowed to outflow into the Nene Washes, designated a reservoir.

2.6.3 Flood waters in the Nene Washes are contained by the higher natural topography of Whitlsey and embankments to both the east and west of Whitlsey. The Environment Agency advises that development on the site should be located above a level of 5m AOD.

2.1 Townscape Character

Overview

2.71 Whittlesey is a relatively compact settlement centred around the historic Market Place. The primary circulation route is east-west along the Peterborough / Epsom Road (A665) with the secondary route being north-south along East Field / Church Street (B1194D). Its extents have been constrained to some degree by the Biggoket River to the south and the flood storage reservoir to the north. It has a strong relationship with the surrounding Fenland landscape.

2.72 The historic core has a well defined network of streets that are focused on Market Place and Market Street. Much of this area is described in detail in the Whittlesey Conservation Area Appraisal and Management Strategy 2008. Many of the buildings here are late Georgian, Victorian or Edwardian and there are a number of good architectural examples of the prevailing styles of the day. The use of a light coloured, chunky buff brick (often referred to as 'Gault' brick) is common here and elsewhere in the town.

2.73 Beyond the historic core, much of the town was developed in the latter half of the 20th century and is relatively unimpressive. However, this mainly suburban, low density development has some merit through the consistency of its character and generous plot sizes - resulting in large front gardens which contribute green space to the public realm.

Whittlesey Town Centre and Historic Core

2.74 The townscape within the historic core has the most appealing character when compared to other locations in the town. This is a product of good architecture - designed for the most part in a simple, formal style - well defined streets and spaces and a consistent use of building materials. This is typified by development around Market Place and the streets and lanes to the south west of this space. Refer to photographic record on page 11.

2.75 A relatively small, complementarily palette of materials is evident, consisting of light buff brick (Gault), stone and clay tiles (various) (possibly current render) (in off-white stucco) and occasional stone detailing. The architecture is for the most part quite simple and leans towards a formal Georgian style. There are nevertheless some detailed buildings on Market Street and around Market Place but they are not overbearing.

2.76 Development has occurred over time, and the buildings are by no means all the same, yet there is a consistency that has evolved incrementally, so that there is no great leap between architectural styles or use of building materials as soon elsewhere in the town.

2.77 In the lanes to the south west of the Market Place, there are a number of off-set junctions where vistas along streets are terminated by corners of buildings or the main façades of buildings. This creates some interesting 'nodal' spaces - especially at the eastern end of London Street.

Modern Whittlesey

2.78 Beyond the historic core, in various locations around the town, is development that has taken place in the latter half of the 20th century. This is typically 'modern' in style (it is referred to as 'Scandinavian' or 'International' elsewhere) and is comprised of quite functional architecture with simple, clean lines and little ornament or detail. Refer to photographic record on page 12.

2.79 Building materials are typically a light buff brick (imitating that seen in the historic core) with occasional use of recessed or stone panels, cement rendered panels (off-white shades) and timber cladding. White PVC door and window frames are ubiquitous and reinforce the modern character. Roof coverings are typically large, chimney tiles in grey or 'rod' shades.

2.710 When considered holistically, there is merit in this style of development, which provides adaptable accommodation on large plots. By being standardised and often incorporates minimal landscaping and tree planting in front gardens and / or the public realm creating a 'green' environment. One drawback to this is a lack of definition to attract and there are few instances of small residential squares or 'nodal' spaces.

Bungalows

2.711 Bungalows are common in Whittlesey, either within 'Modern' development or in small pockets of local development around the town. They share many of the architectural features of development seen in the Modern areas, especially the use of building materials, e.g. a predominant light buff brick with small examples of contrasting stone or timber-type materials. Refer to photographic record on page 12.

2.712 Building plans are typically rectangular or 'L' shaped and gables are often orientated to the street, creating a pleasant rhythm of development. Large driveways are often sited to the front or side of bungalows which in tandem with single storey development does little to enclose streets.

Snowley Park

2.713 Snowley Park lies to the north west of Whittlesey on the edge of the town next to 'Greenfields' - see below. This area was developed after 'Modern' Whittlesey, probably in the 80's or early 90's. The architectural style attempts to return to a more 'traditional' vernacular - traditional to which is debatable - moving away from the boxy, clean lines of modern Whittlesey. Refer to photographic record on page 13.

2.714 Features include bay windows, pitched door canopies, tile hanging, timber cladding and timber beams. Building materials are a yellow buff brick and red brick with concrete tiles or pan tiles for roof coverings. There is also more variation in surface materials in the public realm, which in addition to timber and pre-cast concrete kerbs, includes block paving and a loose bound gravel.

Greenfields

2.715 'Greenfields' is contemporary with Snowley Park and like subject to it on the north western edge of Whittlesey. It shares many of the same characteristics as Snowley Park with one significant exception - the use of a brown brick and dark stained timber cladding. The use of a brown brick is not typical to Whittlesey and feels somewhat incongruous. Contrasting materials include cement render in off-white shades and PVC fascia boards. Refer to photographic record on page 13.

2.716 There is a strong landscape framework within the Greenfields development. This includes a central open space with managed grass and tree planting. There are also a large number of trees in front gardens and front gardens with lawns and hedges / ornamental planting.

Yarwell Headlands

2.717 This is a recent development built to the north of Whittlesey. Like Snowley Park and Greenfields, it has been built in a 'traditional' urban and more private fashion such as row houses, rear entrance, dark headers, brick / stone walls and gables facing the street. Building materials are a mix of yellow and buff brick and cement render in off-white shades. Refer to photographic record on page 14.

2.718 Streets are generally well defined and the layout is broadly legible - although the pedestrian link from Yarwell Headlands to Bowler Way is very awkward. There is some variation in the surface treatments in the public realm through the inclusion of block paving at key junctions and on minor routes. The inclusion of garages with blank façades on key vistas harms the overall townscape.

Recent Development

2.719 There have been a number of recent infill developments in Whittlesey in various locations, some of which have been more successful than others. In general terms, the most successful of these have been those that have used good quality building materials and are sufficiently well detailed. Refer to photographic record on page 14.

2.720 Two good examples of recent development are the pair of semi-detached dwellings on Crossway Hand and the Meads development to the south of Market Place. Both of these have used a good quality buff or light buff brick which gives a good variation in texture and colour. The Meads development also uses white 'timber' as a contrasting material which works very well. The semi-detached dwellings are well detailed and include brick headers and stone cills in combination with well proportioned, simple fenestration.

2.721 The less successful recent developments have used a plain, almost yellow brick and buildings lack sufficient detail or relief in their elevational treatment.

TOWNSCAPE CHARACTER ASSESSMENT PHOTOGRAPHS

WHITTLESEY TOWN CENTRE AND HISTORIC CORE



Rear view of a simple formal style achieved with a simple architectural composition, built in brick and stone.



Informal mix of buildings defining the south west corner of Market Place in brick and white painted cement render.



Simple, formal architectural style with bay windows, gauged brick headers and stone gills built in a light buff brick.



Decorative, formal architectural style with dressed stone chimneys, window surrounds and string course to first floor.



An informal group of buildings, individually with simple, formal characteristics, defining Market Street.



Mix of 2 / 3 story development define a local route to the south of Market Street - Lander Street / Faxon Lane.



Formal architectural style with dressed stone details and masonry windows in contrast of Market Street to Queen Street.



A row - formal group of buildings on Eastgate Mews in 2 and 3 stories and a mix of brick and cement render.



St Marys Street leads away from Market Street and is well defined by development built in a simple formal style.



Simple formal style with stone detailing and gable above main entrance built in a glazy buff brick - Market Place.



Buildings on Scudgate built in a simple formal style with gauged stone finishing and stone gills.



Rear of recently renovated building facing onto Market Place built in brick and cement render with soft and clay pantries.

MODERN WHITTLESEY



Small group of three dwellings with paved porch set back from the street, built in a light buff brick with panels.



'Link detached' dwellings with a mix of gables arranged to the face the street or running parallel with it.



'Swiss Chalet' style dwellings with reconstituted stone panels and gables orientate to the street.



Some detached dwellings built in a light buff brick with reconstituted stone / cement render panels and panels.



Detached dwellings in a mix of formats with bays, gables, rendered panels and PVCu throughout.



Semi-detached dwelling built in light buff brick with reconstituted stone panel and timber panelling to gable.

BUNGALOWS



Mix of buff brick and reconstituted stone, large set back from the street with long driveway and garage to rear.



Light coloured buff brick with dark stained timber or PVCu fascia board panels, mix of lines and profiles.



Large set backs are common leading to a lack of definition along some streets.



Large L-shaped plans with integral double garage and driveway to side, built brick and panels with brown PVCu.



Typical arrangement of rectangular dwelling with short eave and gable to street with canopy to side.



Mix of light buff and light brown brick with reconstituted stone, timber and PVCu panels as a contrasting material.

SNOWLEY PARK



Large detached dwelling with separate double garage in a sandy coloured buff brick with grey pantries.



Large set backs to accommodate vehicles are common, driveways are surfaced in a mix of gravel, blocks and tarmac.



Brick paving is used on minor routes. In this instance vehicles and pedestrians share the same space.



Identical dwellings built in contrasting red / buff brick with the hanging and timber cladding to bay / gable.



Red brick with clay pantries and feature bay windows / porch cantilever.



Raised table at the entrance to a minor route with block paved shared vehicular / pedestrian space.

GREENFIELDS



Mix of detached dwelling types, use of brown brick, pantries and dark stained timber with feature gables.



Extensive customisation on this dwelling includes PV panels on the roof.



Set backs from the street allow vehicles to be parked to the front of dwellings in conjunction with integral garages.



Driveways to the front of dwellings are common, hipped roof on central dwelling.



The upper storey is clad in dark stained timber, brown brick elsewhere with pantries.



Off-white cement render is used as a contrasting material in a small number of facades, block paving on minor routes.

YARWELL HEADLANDS



Informal grouping of detached dwellings built in a mix of light buff and red brick with grey and red tiles



Informal grouping of detached dwellings built in brick and cement render with porches and bay windows



Informal arrangement of dwellings with variation in materials - buff / red brick and off white cement render



Dwellings arranged to define a 'nose to tail' with the gables aligned on the terminology of the street, black paved carriageway



Informal group of dwellings in contrasting materials - buff bricks, red brick and off-white cement render



The approach to the scheme from the east has an informal character, the garage block could have been omitted

OTHER RECENT DEVELOPMENT



Use of a mixed quality light, chunky buff brick with varied textures and colour, well detailed with bays and stone cills



Well designed 'moss' type development built using a good quality buff brick, white 'timber' and a slate roof



'Flat', yellow buff brick lacks variation in colour or texture, little in the way of detail or relief in the elevation



Good quality light coloured buff brick with varied colour, slate roof with stone hearers and cills



Yellow buff brick has no variation in colour or texture and is too flat, 'heritage' style is inappropriate in this location



The variation in composition and materials creates an interesting form but the massing lacks variation of feature

EDGE OF SITE



Hemmerley Drive - Light buff brick with concrete porches, white PVCu doors and windows. Bay windows and gables



Hemmerley Drive - Link detached dwellings in light buff brick and concrete porches, white PVCu doors and windows



Viking Way - Mix of dwelling types built in red brick with concrete porches overlooking a central open space



Hemmerley Drive - Typically detached dwellings built in a mix of light buff brick and red brick with concrete porches



Whiteacres - Dwellings typically set back from the street with large driveways, lawns, trees and hedges



Viking Way - Repetition of dwelling types with garages and porches to the front to the dwelling

Edge of Site

2 722 To the south east of the site, development character is typified by Modern Whittlesey or 'Bungalows' as described above - especially Whiteacres, Teal Road, Otago Road / Close, Kingfisher Road and adjoining streets. There are two smaller infill developments on the southern boundary of the site - Hemmerley Drive and Viking Way - that were built more recently and have more in common with Snowley Park and Greenfields. Refer to photographic record on page 15

2 723 Hemmerley Drive is a development of detached dwellings built in a mix of light buff and red brick. They are 'traditional' in style and have features such as porches, bay windows and hipped roofs. Plots are large and there are driveways to the side or front of dwellings. Viking Way has more variation in dwelling types and uses red brick as a main facing material. Relief is added through the inclusion of tile hanging and brick string courses

Summary

Whiteacres (lower-middle) housing conveys the best quality residential landscape and contains the highest quality architecture.

Traditional building materials are a light buff or light brick to contrast with light, often brick tiled, roofs.

A simple, 'terracotta' architectural style is dominant in the lower middle and the historic core.

Streets in the lower middle and historic core are well defined and enclosed and there are interesting urban spaces.

The most successful recent development uses a good quality light buff or light brick that is similar to that found in the lower middle and historic core.

A large plot of Whiteacres has a 'modern' modern house which has this as a main form of the overall concept of building materials and style, and inevitably the design are not of a high architectural standard.

Contrast is provided by the light buff or light brick used in the historic core and middle core which include a range of other colours such as white, pink, grey and blue, almost neutral to various off white shades, the hanging and architectural details.

Later development in Snowley Park, Greenfields and Snowley Park returns to a more 'traditional' architectural style and introduces a wider variety of building materials and surface treatments than is the case in the historic core.

The character of development in the immediate vicinity of the site is light buff and red brick, which is the character of Whittlesey which is the main centre of the historic core.

3.0 PLANNING POLICIES FOR DESIGN

3.1 The Policy Framework

3.1.1 Legislation requires that planning applications are decided in accordance with the 'development plan', unless there are other material considerations that outweigh the Plan. The Development Plan for the area surrounding and including Whittlesley comprises the saved policies of the Cambridgeshire and Peterborough Joint Structure Plan (JSP), the Cambridgeshire and Peterborough Mineral Local Plan (MLP) and the remaining 'saved' policies of the adopted Fenland District Wide Local Plan (FLP) (1993). None of the policies in the JSP or in the MLP are relevant to the proposed development, including to its design, and thus the only development plan policies of relevance are to be found in the FLP.

3.1.2 The outline planning application is accompanied by a Planning Statement, which assesses those parts of the development plan relating to the principle of the proposed development. A Landscape and Visual Appraisal has also been provided, which addresses those elements of the development plan relating to landscape character and visual effects. The policies referred to below are those which relate solely to design.

3.2 Fenland District Wide Local Plan

3.2.1 The saved parts of the Local Plan include various policies which touch on matters of design and layout, but the keynote saved policy is EB, which states:-

PROPOSALS FOR NEW DEVELOPMENT SHOULD NORMALLY:

- i) ALLOW FOR THE RETENTION AND ENHANCEMENT OF ANY SPECIAL FEATURES ON THE DEVELOPMENT SITE, E.G. TREES, HEDGES ETC
- ii) BE OF A DESIGN COMPATIBLE WITH THEIR SURROUNDINGS IN TERMS OF TOWNSCAPE/LANDSCAPE CHARACTER, SCALE, ARCHITECTURAL DETAIL MATERIALS AND LANDSCAPING
- iii) HAVE REGARD FOR THE AMENITIES OF ADJOINING PROPERTIES AND THE LOCALITY IN GENERAL; IN CONNECTION WITH THE FORMER, INCORPORATE WHERE APPROPRIATE BUFFER ZONES BETWEEN ADJOINING DEVELOPMENTS, AND IN CONNECTION WITH THE LATTER, BUFFER ZONES AS APPROPRIATE WITHIN DEVELOPMENTS; ALL FOR SUITABLE LANDSCAPE TREATMENT.

iv) PROVIDE ADEQUATE ACCESS, PARKING, MANOEUVRING AND AMENITY SPACE IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS

3.2.2 The illustrative drawings submitted with this outline application demonstrate how the criteria of this policy can be met by the proposed development. In design terms, the proposal should be permitted unless there are other material policies that indicate otherwise. Those other policies include the emerging Core Strategy, the National Planning Policy Framework and adopted Supplementary Planning Guidance/ Documents.

3.3 Fenland Local Plan Core Strategy

3.3.1 The emerging development plan for the area surrounding and including Whittlesley is set out in the Fenland Local Plan Core Strategy (Proposed Submission February 2013) (FCS). In June 2013 the Fenland Core Strategy Proposed Submission Addendum was published, which deals with a specific area in March and is not relevant here. The FCS covers the period 2011 - 2031.

3.3.2 The overall vision for Fenland, set out in the FCS (at para 2.3.2) is as follows:

Our vision is to create a more vibrant and sustainable Fenland. We want to see a more diverse and resilient economy, a more attractive and accessible environment, a more inclusive and vibrant community, and a more sustainable and resilient environment. We want to see a more vibrant and sustainable Fenland. We want to see a more diverse and resilient economy, a more attractive and accessible environment, a more inclusive and vibrant community, and a more sustainable and resilient environment.

3.3.3 How that overall vision will be realised is set out in a number of specific policies in the FCS. In Section 4 of the FCS 'Proposals for Places' specific policies are set out for each of the Market Towns. For each Market Town there is a specific policy and accompanying Key Diagram. Para 4.2.1 of the FCS explains that future growth locations are described, for each Market Town as either 'strategic allocations' where the boundaries of future development are to be regarded as precise and fixed, or 'broad locations for growth', which, due to the current uncertainties over the precise location and scale of growth in these locations, are indicative locations for growth rather than specific allocations.

3.3.4 Policy CS7 Urban Extensions sets out an overall policy in respect of those locations which are to be identified for each Market Town as the focal points for future growth in each settlement. Each of the Market Towns is subject to a specific policy. The application site is not one of the specific identified locations, but instead is provided for by Policy CS3(b) of the FCS. Policy CS3(b) points to Policy CS16 as the basis for considering the detailed acceptability of proposed developments that are not on specifically identified sites.

3.3.5 Policy CS16 Delivering and Protecting High Quality Environments, across the District sets out a series of measures that seek to ensure that high quality environments will be delivered and protected throughout the district. It further notes that proposals for all new development will only be permitted if it can be demonstrated that the proposal meets all of the identified relevant criteria in respect of the following:

- a) protection and enhancement of heritage assets and their settings;
- b) protection and enhancement of biodiversity on an adjacent to proposed development sites;
- c) retention of natural and historic features of sites;
- d) contributing to local distinctiveness and the character of the area;
- e) no adverse impact on the amenity of neighbouring users;
- f) adequate facilities for the storage, sorting and collection of waste;
- g) provision of publicly accessible open space for play, sport, recreation and access to nature (cross referenced to Appendix B - see para 3.2.7 below);
- h) provision of sufficient, private amenity space;
- i) well designed hard and soft landscaping incorporating sustainable drainage systems;
- j) provision of safe environments;
- k) allows for flexible use and adaptation to reflect changing lifestyles;
- l) mitigation against sources of noise, emissions, pollution and contamination (existing or proposed); and
- m) complementing and enhancing the quality of riverside settings.

3.3.6 These criteria provide an up-to-date equivalent of saved Policy EB of the development plan. At the end of this Design & Access Statement, we assess the proposed development against each of these criteria, and identify that it complies with them.

3.3.7 Policy CS18 The Natural Environment expands on certain of the criteria in CS16, and provides that the Council will seek to conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland by

- Protecting and enhancing sites which have been designated for their international, national or local importance;*
- Refusing planning permission for development that would cause demonstrable harm to a protected habitat or species, unless the need for any public benefits of the development clearly outweigh the harm and mitigation or/and compensation measures can be secured to offset the harm and survive where possible a net gain for biodiversity;*
- Promoting the preservation, restoration and/or creation of priority habitats and the preservation and/or reuse of identified priority species; and*
- Ensuring opportunities are taken to incorporate beneficial features for biodiversity in new developments, including, where possible, the creation of new habitats*

3.3.8 The application is accompanied by a detailed biodiversity assessment and wintering birds survey in order to address the requirements of this policy

3.3.9 Policy CS11 Whittlesey deals with the overall strategy for the town and indicates that:

“Whittlesey is a focus for some housing, employment and retail growth. All development should contribute to it retaining its character as a safe and community focussed historic market town, preserving, enhancing and making appropriate use of its heritage assets to benefit its regeneration and sense of place, whilst recognising the need to prevent excessive out-commuting particularly to Peterborough.”

3.3.10 Appendix B Open Space Standards set out a series of requirements for the provision of the following categories of public open space likely to be relevant to the development proposal

- Employment/Enterprises*
- Children's play*
- Natural Elements*
- Alleenways*
- Outdoor Sports and*
- Amenity Green spaces*

3.3.11 The Appendix illustrates that for a development of ca 10 ha (hectares) - which in net terms would accommodate approximately 210 dwellings and some 500 people - between 1.8 and 2.25ha of that site would be required to be made over for open space purposes. In addition to matters of quantitative provision, the Appendix also considers whether such elements of provision should be made on or off site and how the funding of such provision might be arranged

3.4 Supplementary Planning Guidance

3.4.1 There are 3 Supplementary Planning Guidance (SPG) documents of potential relevance to the development proposal:

- Interim Statement of Proposed Changes to the Fenland District Wide Local Plan (2003)*
- Guidance on Development Plan Policies for Housing and Employment (2004), and*
- Play Space Provision (2003)*

3.4.2 The first two SPGs (Interim Statement of Proposed Changes to the Fenland District Wide Local Plan and Guidance on Development Plan Policies for Housing and Employment) are now historic documents relating, respectively, to the [then] intended review of the Fenland Local Plan, and to the effects of the approval of the JSP in 2003

Neither document affected either the support given in the FLP to the principle of further development at Whittlesey or to the inclusion of the assessment site within the Development Area Boundary for Whittlesey as defined in the FLP.

3.4.3 The last of the SPGs (Play Space Provision), was also an interim statement in relation to the quantitative provision of open space and play equipment for new developments, along with an indication of how and where such open space and equipment could be provided, and information on design guidelines and maintenance requirements, including the issue of financial contributions. The standards set out in the Play Space Provision SPG will be superseded by those set out in Appendix B of the FCS

3.5 National Planning Policy Framework

3.5.1 The National Planning Policy Framework (NPPF) confirms that the Government attaches great importance to the design of the built environment, and that design should contribute positively to making places better for people. Whilst it is right, proper that the design of development should seek to promote or reinforce local distinctiveness, innovation, originality and initiative should not be stifled. The NPPF makes clear that high quality and inclusive design is not just about buildings, but also the connections between people and places and the integration of new development into the natural, built and historic environment

4.0 INVOLVEMENT

4.1 Introduction

4.1.1 This section summarises the discussion to date between Showfields Ltd and their consultants with key stakeholders during the formulation of their proposals. The separate Statement of Community Involvement (SCI) and Planning Statement prepared by Insight Town Planning Ltd provides a detailed record of all discussions including dates of meetings, liaison with key stakeholders and the general public.

4.2 Site Application Discussion

4.2.1 Consultants acting for Showfields Ltd met with Graham Nourse of Fenland District Council planning department on the 16th January 2012 to discuss the (then) emerging development proposals prior to the public consultation. This was one of a series of meetings held with Officers during 2011 and 2012.

4.2.2 On 27 June 2012 an initial presentation was made to members of Whittlesey Town Council by Showfields Ltd and their consultants. The Statement of Community Involvement submitted with the application refers to the discussion and the matters raised by Councillors.

4.2.3 On 13 June 2013, a formal Pre Application Advice Enquiry was submitted by Insight Town Planning Ltd to Fenland District Council (the District Council) replied by e-mail on 6 August 2013. Key discussion points in relation to the design of the development are summarised below:

The site is allocated in the adopted 1993 Fenland Local Plan as a housing development proposal in the Whittlesey Inset Plan and within the Development Area Boundary of Whittlesey formed by the line of a (then) proposed north east bypass to the town. The site forms a natural extension of existing housing development in the northern part of the town. If developed, there should be a high quality urban design approach to the development. Issues to be addressed are:

- Overall scale and character of the development to be created;
- Development Edge – Relationship to Countryside;
- Key entrances to site and focal spaces within the development;
- Connectivity around the site and to the town including the town centre;
- Character areas and density of development (including housing form and mix);
- Public Open Space and Landscape network/Public Realm Framework; and
- Relationship to existing built form of town

4.3 Public Consultation

4.3.1 A Public Exhibition was held on Friday 21st September 2012 in the main hall at The Manor, Station Road, Whittlesey, PE7 1UA. The exhibition ran from 3.00pm to 8.00pm to allow those residents who work either in the town or who commute to attend the exhibition after work.

4.3.2 In advance of the event, leaflets advertising the public consultation event were distributed to all houses in the town. Whittlesey Town Council and Fenland District Council were also advised of the consultation.

4.3.3 Visitors were greeted by a member of the consultation team and guided around the exhibition if they so wished. The outline permission and the purpose of the Public Exhibition were explained to visitors. Visitors were offered the opportunity to comment on the information contained in the display boards on comment sheets or by post. In addition, the exhibition boards were available to view online.

4.3.4 There were over 200 attendees at the Public Exhibition, including a number of members of the Town Council. 111 separate comment forms were completed at the event, sent by post, or by e-mail.

4.3.5 Issues raised in relation to the design of the proposed development (as distinct from matters relating to the principle of development, including traffic and flooding issues which were raised by most of those responding) included the following:

- Some felt the development should include affordable housing, but others did not.
- The development should contain a mix of housing, including 2 bed starter homes and 2 to 5 bed family houses, including bungalows and
- There should be need(s) of open space, including formal park, young children's play area, nature conservation area, a dog walking area/ routes, and allotments

4.4 Responses to the Public Consultation

4.4.1 The Statement of Community Involvement explains the responses received from attendees of the public exhibition. The key changes made to the illustrative masterplan as a result of public comments have been:-

ISSUE	RESPONSE	CHANGE TO ILLUSTRATIVE MASTERPLAN
Inclusion of offices	No support from attendees, so to be omitted	These have been omitted from the proposal
Flood defences works	No support from attendees so to be omitted	These have been omitted from the proposal
Reliance on East Ditch access	An additional vehicular access is proposed	The masterplan indicates the additional access being taken from east road
Principle of residential development	The principle is set out in planning policy, but the scale of development has been reduced from 300 to a maximum of 299 in accord with the emerging core strategy	Extent of development area reduced

Welcome to the Exhibition

WELCOME TO THE EXHIBITION
 The exhibition is a chance for you to share your views on the future of the Showfields area. We will be holding a series of public meetings and workshops to discuss the plans and to hear from you. We will be holding a series of public meetings and workshops to discuss the plans and to hear from you.

WHAT IS THE EXHIBITION FOR?

- To hear from you about what you think the future of the Showfields area should be.
- To discuss the plans for the Showfields area and to hear from you about what you think the future of the Showfields area should be.
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- To discuss the plans for the Showfields area and to hear from you about what you think the future of the Showfields area should be.

WHAT IS THE EXHIBITION FOR?

THE SHOWFIELDS

Background and Opportunities

BACKGROUND AND OPPORTUNITIES
 The Showfields area is a unique and vibrant community. It has a rich history and a strong sense of identity. The area is home to a mix of people and businesses, and it is a place where people want to live and work. The area is home to a mix of people and businesses, and it is a place where people want to live and work.

THE SHOWFIELDS

Site Analysis (1)

SITE ANALYSIS (1)
 This section provides a detailed analysis of the site's location, accessibility, and surrounding infrastructure. It includes a map of the site and its surroundings, and a list of key features and opportunities.

THE SHOWFIELDS

Site Analysis (2)

SITE ANALYSIS (2)
 This section provides a detailed analysis of the site's location, accessibility, and surrounding infrastructure. It includes a map of the site and its surroundings, and a list of key features and opportunities.

THE SHOWFIELDS

Our Vision

OUR VISION
 This section outlines the vision for the future of the Showfields area. It includes a list of key objectives and a map of the site and its surroundings.

THE SHOWFIELDS

Background and Opportunities

BACKGROUND AND OPPORTUNITIES
 This section provides a detailed analysis of the site's location, accessibility, and surrounding infrastructure. It includes a map of the site and its surroundings, and a list of key features and opportunities.

THE SHOWFIELDS

Draft Masterplan

DRAFT MASTERPLAN
 This section presents the draft masterplan for the Showfields area. It includes a detailed map of the site and its surroundings, and a list of key features and opportunities.

THE SHOWFIELDS

5.0 EVALUATION

5.1 Infrastructure

5.1.1 The site is largely free from any significant constraints and presents an excellent opportunity for residential development in Whiteley. This was originally recognised in its allocation for residential development by Fenland District Council in the adopted (and extant) Fenland District Wide Local Plan.

5.1.2 In the Fenland Core Strategy, Whiteley is planned to accommodate some 1000 new dwellings, and some of these have already been permitted on land north of Eastwa Road. The application site has the benefit of access to East Delph and on to Peterborough, mitigating impact upon the A605. Land to the north of the town is also the most option in terms of agricultural land quality. Development here represents an opportunity to provide a new, high quality edge to the town with the Fenland landscape to the north.

5.1.3 Development would contribute to meeting the significant planned growth of the town in a sustainable way.

5.1.4 The development would also contribute to the supply of housing (and which Fenland District Council has to maintain. This supply is measured over a 5 year period, and at the present time it is understood that there is an inadequate supply.

5.2 Environment and Ecology

5.2.1 The principle opportunities and constraints associated with the site (in physical terms) arising as a result of the assessment process are shown on Plan 4. None of these are insurmountable and most are very minor in terms of achieving a successful development.

5.2.2 The key issues to be addressed are:

Access

5.2.3 The main access can currently be accessed via East Delph, Teal Road and Otago Road. Of these, East Delph and Teal Road are best suited to future vehicular access. Pedestrians and cyclists would also be able to use these routes.

5.2.4 Otago Road is considered suitable for pedestrian and cycle access only. There are also other opportunities for pedestrian and cycle to the main site, from Whiteleys, Wain Lane and East Delph. These - and the issue of primary vehicular access to the main site discussed above - are explored further in the Transport Assessment.

Site Levels

5.2.5 The majority of the site lies above the 5m contour line (as surveyed) with the exception of the northern and north western extents - between East Delph and the existing 5m contour line. In order to enhance vehicular access from East Delph, site levels will need to be raised to a minimum of 5m in the north western area of the site.

5.2.6 There will need to be minor earthworks around the edges of the existing 5m contour. To ensure site levels are suitable for development and that both development and attenuation solutions are above the 5m contour and lie outside of the reservoir.

Relationship to Existing Development

5.2.7 Proposed development will need to be designed in such a way as to ensure it is sympathetic - in terms of scale and proximity - to existing development outside the site boundary, especially to the south. Key locations include:

Line access points on Teal Road and Otago Road;

Wash Lane

Hammery Drive

Viking Way;

Whiteoaks

Otago Close and

Kingsfisher Road

Existing Trees and Vegetation

5.2.8 Whilst none of the existing trees within the site or on its boundaries are subject to a TPO and none of the hedgerows are considered important under the Hedgerow Regulations, there is some merit in their retention to provide 'green infrastructure' within any proposed development. This will bring benefits in terms of biodiversity and health and well being.

5.2.9 Therefore any proposed layout should look to retain existing vegetation where possible - especially on the southern boundary and the interface with existing development - excepting for access, internal circulation and earthworks.

Visual Amenity

5.2.10 Whilst there are only limited visual receptors to the north of the site, and views towards development will generally be filtered by existing vegetation, any new edge to the north of the site should be sensitively designed to avoid any adverse visual impact.

5.2.11 The likely result of this will be lower density development (which does not exceed 2 storeys generally, although 2.5 storey development may be acceptable in some locations for example near to the entrance from East Delph). Development should also face out towards the Fenland landscape and avoid providing (over) garden fences or blank facades to public open space.

Drainage

5.2.12 Surface water run off will need to be attenuated in basins or siltalves above the 5m contour line. These should be designed into the proposed layout and should be attractive spaces whether they are retaining water or dry. This can be achieved with planting schemes that incorporate bulbs and wild flowers in addition to marginal aquatic species.

PLAN 4: OPPORTUNITIES AND CONSTRAINTS



6.0 DESIGN

6.1 Introduction

6.1.1 This section sets out the outline proposals for the site and explains their rationale, which is a direct result of the Assessment Involvement - Evaluation process and is discussed in previous sections. The proposals are communicated through the design concept and development principles, illustrative layouts, suggested street hierarchy, illustrative cross sections, a character matrix (giving details of suggested building materials) and photographic precedents from elsewhere which show how the appearance of development might look based on the outline proposals.

6.2 Design Framework and Development Objectives

6.2.1 The design concept is a response to the site's opportunities and constraints (derived from the assessment process) and underpins the illustrative masterplan. The principal aim is to successfully manage the interface between existing and proposed development - along the southern and western edges of the site - and the transition between the site and the farmland to the north.

6.2.2 The concept sets out - in broad terms - how a legible layout based on the retention of existing landscape features and a new route between East Delph and Feal Road could be created. These larger scale 'structural' features would then be augmented by an interconnected network of streets and public open space.

6.2.3 The main elements of the concept - the development principles - are set out below and on the adjacent plan:

- Existing vegetation should be retained to create a 'Green Infrastructure' within the site and determine the development structure and alignment.

- The 5m contour should be realigned to the north and west of the site to enhance vehicular access from East Delph and address drainage and hydrology issues;

- Swales and attenuation basins should be incorporated into the development as part of the landscape framework;

- New Public Open Space should be created to the east and north of the main site;

- A new primary route across the site should be created in an east-west direction (for pedestrians / cyclists / vehicles) with connections into the existing highway network at East Delph and Feal Road

- Secondary routes should lead away from the primary route at key 'nodal' points which will be designed as feature spaces;

- Pedestrian links into the site should be created at Ottago Road and Whitebores;

- Potential pedestrian links to Wash Lane and East Delph should be explored; and

- There is potential to allow for informal recreational use of land to the east by the community, with a potential link from Kingfisher Road

6.3 Use and Amount

6.3.1 The proposals are for a residential development (C3) comprising up to 249 dwellings with associated access and public open space.

6.3.2 With the exception of Use and Amount, all other matters - Layout, Scale, Landscaping, Appearance and Access are retained. However, the design process (Assessment Involvement, Evaluation and Design set out in this document) demonstrates clearly how the number of dwellings and associated open space applied for could be arranged successfully on site when taking its opportunities and constraints into account.

6.3.3 In broad terms the development schedule comprises

- Application Area of 18.45ha;

- Net developable area of 9.73ha (including residential development open space above the 5m contour, SUDS areas and C3aP)

- Public Open Space (including formal / informal recreation, structured allotments) below the 5m contour of 4.52ha; and

- Open land with public access of 8.54ha

6.3.4 As the application is in outline, there is not a proposed dwelling mix at this stage. However, the planning application form provides an indicative mix and this is explained further in the Planning Statement submitted with the application.

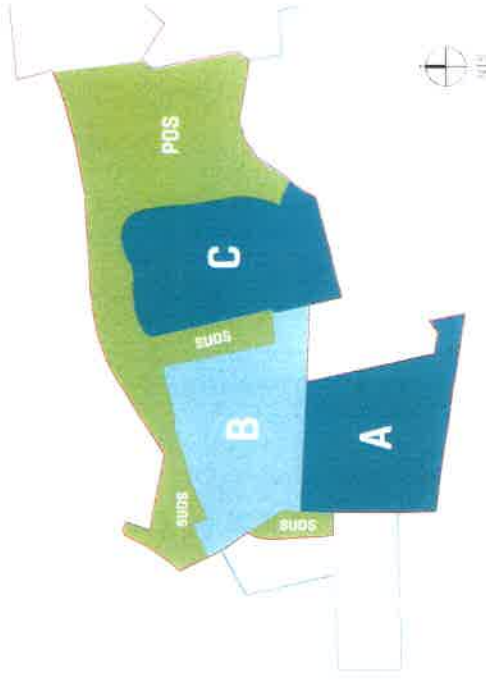
PLAN 5: DESIGN CONCEPT



NOTES

- 1 Primary route across the site in an east-west direction (pedestrians / cyclists / vehicles) with connections into the existing highway network at East Delph and 'Earl Road'
- 2 Secondary routes (all users) lead away from the principal route in north-south directions
- 3 Feature 'Hoddes' should be created at the junctions between Primary and Secondary routes
- 4 Pedestrian links into the site should be created at Otago Road and Whiteacre
- 5 Existing vegetation is retained and creates 'Green Infrastructure' within the site and determines development structure and alignment
- 6 Small-scale earthworks to amend the alignment of the 5m contour to the north and west of the site to mitigate against flooding and enhance vehicular access from East Delph
- 7 Creation of Public Open Space to the east and north of the main site by virtue of the amendment to the 5m contour and retention of existing vegetation
- 8 Pedestrian link into existing roads from 'Kingfisher Road' retained
- 9 Potential pedestrian links to East Delph

PLAN 6: LAYOUT



6.4.8 The first two points are interrelated, in that in order to retain the existing hedgerow and design the alignment of the new route so that it is defined by development, an efficient solution would be to retain the hedgerow in the rear gardens of development that define the new route to the north. This would create a logical and direct route between East Delph and Teal Road that is directly influenced by an existing landscape feature.

6.4.9 It is suggested that development should overlook open space and SUDS areas (refer to Landscaping below) which it is considered appropriate to locate in the northern and central areas of the site. This would provide natural surveillance across these areas and avoid repeating the existing situation to the south of the site where development backs onto open space.

6.4.10 The remainder of development in Area B could be arranged in a number of ways. The illustrative Masterplan shows a series of perimeter blocks bisected by Streets and Lanes - refer to Street Hierarchy below - that connect with surrounding route and spaces (especially the SUDS area in the centre of the site) but other arrangements could work just as well.

Area C

6.4.11 Development in this area would need to have regard to:

- Maintaining north-south hedgerow between areas B and C;
- Maintaining / proposing 5m contour;
- A new primary route between East Delph and Teal Road and
- A new pedestrian route with changes Road.

6.4.12 As discussed above, the retention of existing landscape features will create natural boundaries and alignments for development areas. In this case it is suggested that development would face onto the existing hedgerow and overlook the SUDS area. This approach is also suggested to the south west of Area C, as it would help to create a pedestrian connection into Otago road that is overlooked by development.

6.4.13 It is suggested that development should follow the alignment of the 5m contour - existing and proposed - to the north and east of the area, and face out towards the Fenland landscape. Internally, the layout would need to ensure that the new route between East Delph and Teal Road is well defined.

6.4.14 A 'Nodal' space is shown on the illustrative Masterplan to suggest how the transition of route north and south from the new route could be accommodated and traffic speeds reduced. In addition, a small residential square is shown at the centre of 4 blocks to the north of Area C. Spaces like this create a focus for residents and break up large parcels of development well. Other arrangements along a similar theme could be appropriate in this location.

6.4.1 Although layout is reserved, it is anticipated that any future designs would be arranged around the key structuring elements of retained vegetation, a new east-west route between East Delph and Teal Road and the requirement to remodel the topography to provide flood defences and attenuate surface water runoff above the 5m contour.

6.4.2 The illustrative Masterplan shows how these elements would in turn influence the disposition of development and open space within the main site into three principal areas - shown as A, B and C.

Area A

6.4.3 Development in this area would need to have regard to:

- Maintaining development adjacent to the site on Wilton Road and May Way; and
- Existing hedgerows to the north and west.

6.4.4 In terms of the first point, best practice would advocate backing on to existing properties outside the site to create perimeter blocks where private space (e.g. gardens) is created to the rear of 'blocks' defined by development. This approach has implications in terms of the distance between existing and proposed dwellings and their height. How this relationship could be dealt with is discussed below under 'Scale'.

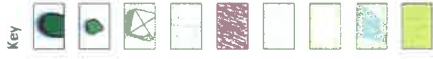
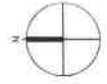
6.4.5 The existing hedgerows to the north and west provide natural development boundaries and should be retained. The illustrative Masterplan shows two responses that would work well: backing on to the hedgerow to the north in tandem with development on the opposite side of this hedgerow (see below) and a mix of facing onto and backing onto the hedgerow to the west.

6.4.6 Internally, the layout could be arranged in a number of ways providing streets are well defined and there is a clear distinction between public and private space - see reference to perimeter blocks above. The illustrative Masterplan shows one way in which this could be achieved but other solutions could work equally as well. It is suggested the development to the north west of Area A would overlook a proposed SUDS area, and there would need to be at least two vehicular links into Area B to the north.

Area B

6.4.7 Development in this area would need to have regard to:

- The existing hedgerow to the south / west
- The new route between East Delph and Teal Road; and
- The suggested location of open space and SUDS to the north / east.



PLAN 7: ILLUSTRATIVE MASTERPLAN

6.5 Streets Hierarchy

6.5.1 A street hierarchy is suggested as a response to the Cambridgeshire Design Guide for Streets & Public Realm and the Manual for Streets (MFS). The exact nature of these routes and their detailed design will be the subject of further discussion and agreement

Main Street

6.5.2 This is the main route between East Delph and Teal Road. It is anticipated that the carriageway would be 5.5m wide, with a 1.8m wide footway on either side. Tarmacadam surfacing would be used on the carriageway and footways (blocks or paving slabs could be used as an alternative to tarmacadam on footways) in conjunction with pre-cast concrete kerbs

6.5.3 The transition between the Main Street and the lower tier Streets, Lanes and Private Drives will occur at a series of 'Nodes' where a more diverse range of surface materials could be introduced in addition to vertical and horizontal shift - in association with the arrangement of built form - to reduce traffic speed

Streets and Lanes

6.5.4 Streets and Lanes are suggested as the secondary tier of circulation within the development. On Streets, the carriageway will vary from 4.8m to 5.5m wide with 1.8m wide footways on both sides. Surfacing could be tarmacadam for the carriageway with either tarmacadam or block paving for footways. It is anticipated that the carriageway and footways would be delineated by a pre-cast concrete kerb

6.5.5 Lanes are anticipated to be 4.8m wide with a 1.8m footway on one side and a 1.0m wide service strip on the other. Carriageways and footways could be block paving in contrasting colours with a low kerb delineating the two

Shared Surface Private Drives

6.5.6 These are anticipated to be minor routes serving 5 dwellings or less. They would be 'shared spaces' surfaced with block paving and would vary in width from 3.0m to 6.0m. There would be no footway on these routes and all users would share the same space. They would generally be located around the edges of the development adjacent to open space

Nodes

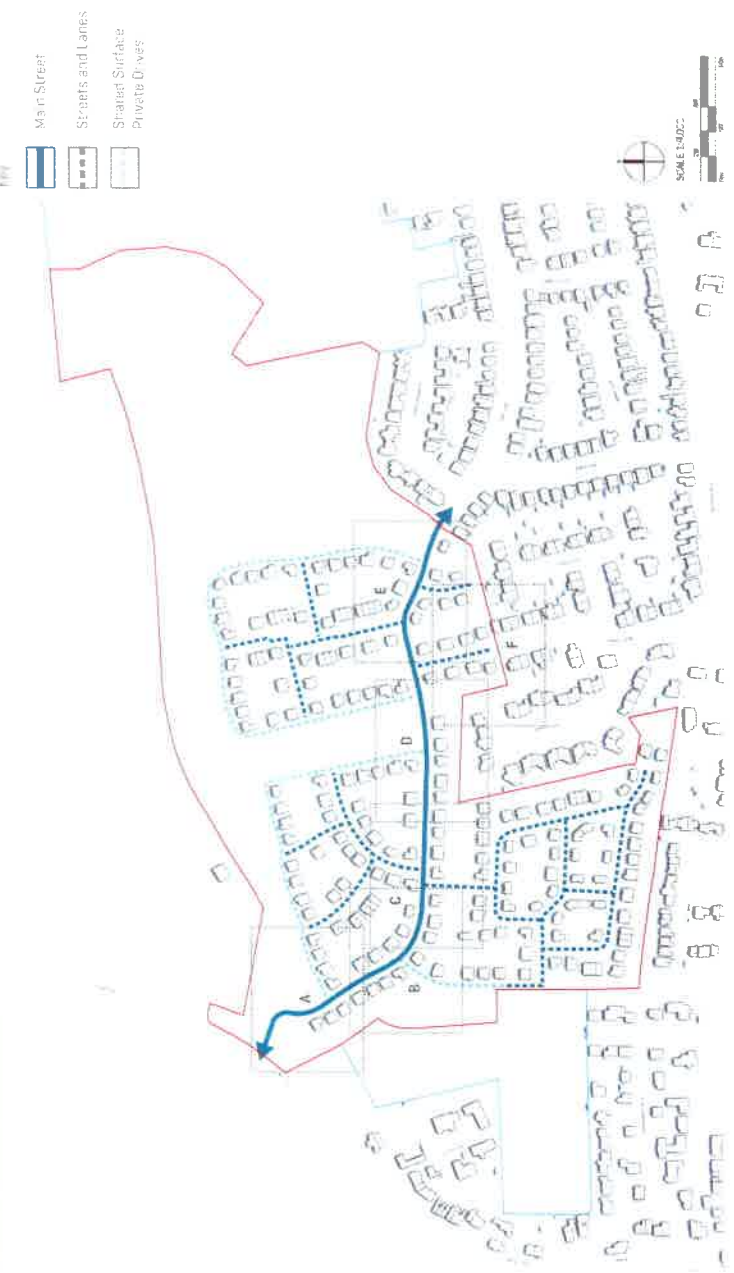
6.5.7 These spaces would be created at key junctions and used to make the transition from the 'Main Street' to the Streets, Lanes and Shared Surface Private Drives. It is anticipated that these spaces would be on raised tables and that the carriageways and footways would be surfaced in block paving of various types in contrasting colours. Street trees would also be a feature in these spaces

Parking

6.5.8 Car parking should generally be provided 'on plot' to the front or side of properties with space for 2 cars per dwelling. Large rear parking courtyards should be avoided but smaller scale rear parking areas that are well defined and overlooked - potentially by 'Coachhouse' type accommodation - could prove useful where there is a desire to create continuous development and / or avoid parking to front / side

6.5.9 Visitor parking should be provided 'on street' and / or in small residential squares - where these spaces are created - to give them a function beyond a purely aesthetic feature. Where this is the case they should be designed in to the space with changes in surface treatments and associated tree planting / soft landscaping. Visitor parking could also be designed into rear parking areas using the same approach

PLAN 8: STREET HIERARCHY



STREETS AND NODAL SPACES



Nodal Point A (1:1,000)

- 1 - Main Street (link to East Zephyr)
- 2 - Node
- 3 - Shared Surface Private Drive
- 4 - Main Street
- 5 - Permeable route into public open spaces



Nodal Point B (1:1,000)

- 1 - Main Street
- 2 - Node
- 3 - Main Street
- 4 - Shared Surface Private Drive



Nodal Point C (1:1,000)

- 1 - Main Street
- 2 - Node
- 3 - Main Street
- 4 - Street
- 5 - Lane



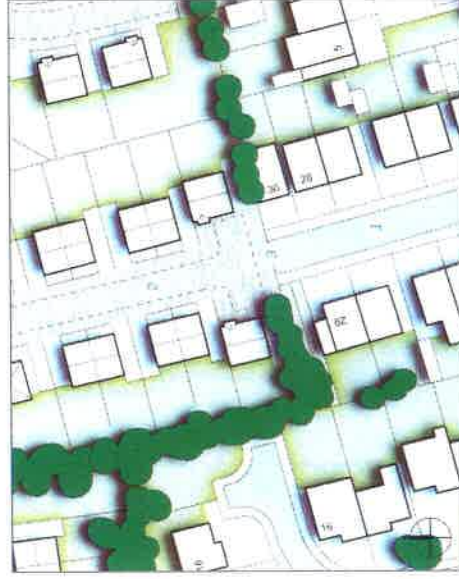
Nodal Point D (1:1,000)

- 1 - Main Street
- 2 - Node
- 3 - Main Street
- 4 - Shared Surface Private Drive



Nodal Point E (1:1,000)

- 1 - Main Street
- 2 - Node
- 3 - Main Street (link to East Zephyr)
- 4 - Street
- 5 - Lane



Nodal Point F (1:1,000)

- 1 - Clough Road
- 2 - Lane
- 3 - Physical barriers, e.g. bollards, do not to be agreed

Scale

6.6.1 Scale is reserved, but in order to demonstrate how development could respond sensitively to the site and its surroundings the following suggestions are made for others to follow in preparing more detailed proposals:

- Development should not exceed 2 storeys on the site boundaries to the south and west where it is adjacent to existing properties.
- Development could be up to 2.5 storeys in height (e.g. room in the roof with dormer windows) in selected locations on the northern site boundary and at the entrance from east, height, and development up to 3.5 storeys in height might also be appropriate within the site itself, especially in association with 'Noddy' spaces and residential squares

6.6.2 The table below shows the parameters for development (houses) up to a maximum of 2.5 storeys in height

Parameters	Upper Limit	Lower Limit
Height	9.5m	7.5m
Width	15.0m	4.0m
Length	15.0m	4.0m

6.6.4 The cross sections on page 29 demonstrate how a successful relationship between existing and proposed development could be achieved. The height of proposed development would be limited to 2 storeys and new houses positioned a sufficient distance from existing properties to incorporate existing / proposed vegetation and achieve a minimum separation distance of 2.1m between facing windows of habitable rooms - in most locations it should be possible to exceed this

Landscaping

Green Infrastructure

6.7.1 The Cambridgeshire Green Infrastructure Strategy has four main objectives:

1. To reverse the decline in biodiversity;
2. To mitigate and adapt to climate change;
3. To promote sustainable growth and economic development, and
4. To support healthy living and well-being

6.7.2 These objectives are to be realised by reference to a number of Strategic Themes, and in the context of a series of Strategic Areas, Target Areas and Projects. In respect of the Whittlesey and Nene Washes Target Areas (which form part of the River Nene Strategy Area) the proposed development - and in particular the proposals for the areas of open space within the wider site - will contribute towards the themes of the Strategy in the following ways:

Biodiversity

6.7.3 The proposed development will provide the opportunity to convert former arable land adjacent to the washes to managed grassland, thus enhancing the network of water-based and related habitats in the area

Climate Change

6.7.4 The development of the site will provide urban cooling measures through tree planting, local flood alleviation and management and green space development

Green Infrastructure Gateways

6.7.5 The open space parts of the development site will formalise existing casual access and provide better and more accessible links between the Washes, and Whittlesey

Landscaping

The development of the site will contribute to maintaining the landscape character of the site and its surroundings, through retention and effective management of existing landscape features and through grassland management of existing fallow agricultural land

Publicly Accessible Open Space

6.7.6 The development will facilitate some 4.5ha of public open space and provide access to a further 9.55ha of open land (the latter of which would be considered to be Accessible Natural Greenspace ANGS)

Rights of Way

6.7.7 The development would create new and formalise existing access to allow access to the wider countryside and linking into Whittlesey and the existing Hereward and Nene Ways

Landscaping

6.7.8 In relation to landscape the development proposals can be considered in respect of the following component parts/elements of the site. Refer to Illustrative Landscape Masterplan on page 31 and Landscape Sections on page 30

Existing landscape features (as shown)

6.7.9 The principal landscape features of value within the site are the perimeter and internal hedgerows and hedgerow trees. As explained in the Arboricultural Survey, some of the existing trees are proposed to be removed because they are either of poor condition and/ or of limited residual life

6.7.10 Hedgerows have not been subject to any recent management and have become over developed in places. To ensure that they can be retained and continue to function as valuable visual and ecological features, future management proposals to be set out in a Landscape Management Plan, will be required. Part of that future management will include selective reinforcement of these existing hedgerows

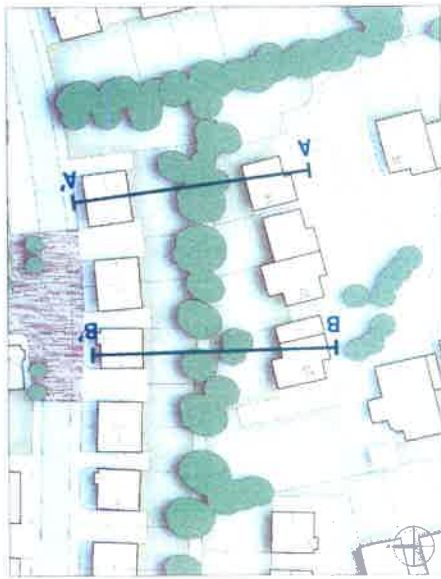
Main Open Space along the northern and eastern site edges (A)

6.7.11 As the Illustrative Masterplan indicates, it is proposed to develop an extensive area (ca 4.5ha) of open space along the northern and part along the eastern site boundaries. The major part of this area will lie below the 5m contour line, and thus forms part of the Nene Washes reservoir. At present this part of the site comprises rough grass with developing self set tree and scrub. This area will accommodate the major part of the open space requirements that the development will give rise to (as set out in Appendix B of the Fenland Core Strategy) - the residual requirement will be met within the net residential development area

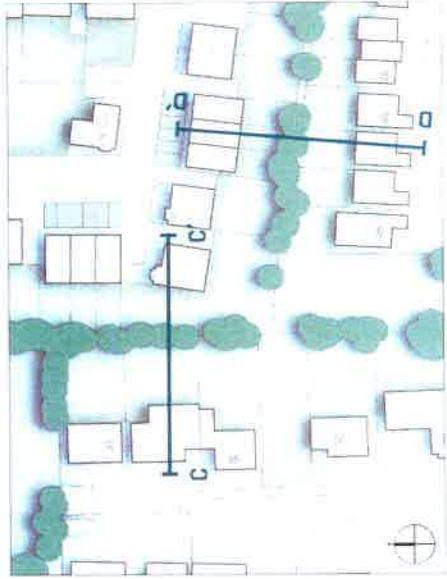
6.7.12 The final design of this area of open space will be developed in due course as part of Reserved Matters, but the design approach proposed is essentially low key - native grassland with areas of wild flower and bulb planting, with an emphasis on low maintenance. No tree or shrub planting is proposed in this area, primarily because it lies within the Nene Washes and it is understood that the Environment Agency wishes to limit the extent to which tree and shrub planting might inhibit the functional efficacy of the reservoir

6.7.13 This area will include area for formal and informal play facilities, including a junior size football pitch, allotments, and (subject to discussions with Fenland DC and the Environment Agency) an equipped play area. Such uses are considered acceptable as water-compatible development within Flood Zone 3 (see Table 2 in Technical Guidance to the National Planning Policy Framework). In addition, informal paths typically either surfaced in crushed limestone or as mown paths, would be provided through this area. A small car park for recreational users would be located adjacent to the existing head of Teal Road at the entrance to the development site

CROSS SECTIONS



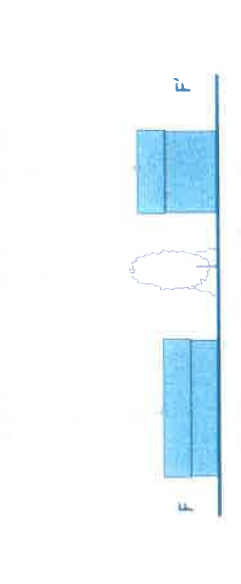
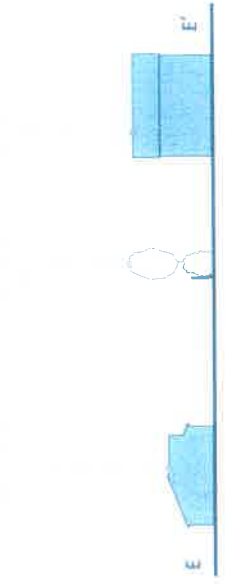
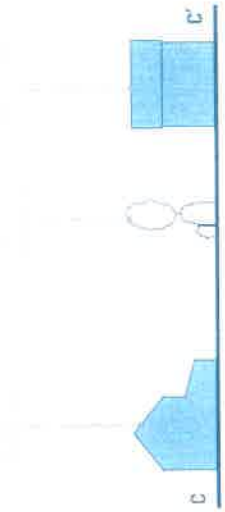
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LANDSCAPE SECTIONS

6.7.14 Land to either side of the East Deiph access is in third party ownership and has been included in the application to provide an opportunity for enhanced landscaping of this access, to supplement existing tree planting in this location. The use of this land for landscaping within the development is subject to agreement (see the illustrative masterplan)

Open Spaces within the Residential Development (B)

6.7.15 Within the Residential Development (and hence above the 5m contour) the areas of open space comprise the proposed sustainable urban drainage system (SUDS) and incidental amenity open space at the site entrance and within the residential development.

6.7.16 Tree planting will be located at the entrance gateways to the development site and at nodal points along the Main Street. Adjacent to the open space on the northern and eastern edges of the residential area above the 5m contour, an planting is proposed to define the interface between the development edges and the open space to the north and east. Additional informal tree planting and shrub planting is proposed adjacent to the proposed surface water attenuation areas (parts of the SUDS) located on the western and north western boundaries of the site.

6.7.17 SUDS areas will be grassed with wildflower mixes; they will typically be dry and will only hold water in times of high rainfall, and until they can discharge into the existing watercourses to the north. A more significant SUDS area is proposed running north south through the centre of the site adjacent to the main retained hedgerow; the western edge of this area will be planted with a formal avenue; at the southern end of this area a Local Equipped Area for Play (LEAP) is proposed.

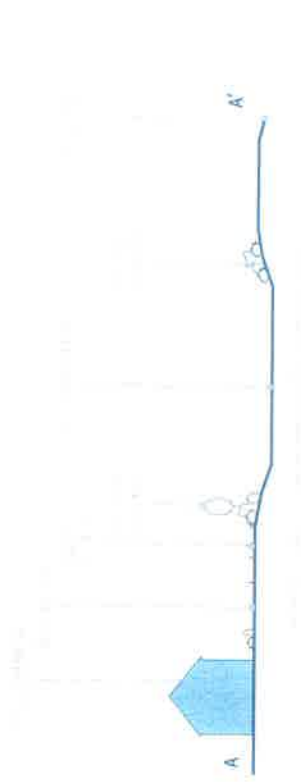
6.7.18 Full details of landscape proposals will be the subject of Reserved Matters. At that stage, detail consideration will be given to the siting and selection of species, taking into account factors such as longer term tree growth in respect of height and root and crown spread and the relationship of tree planting with buildings, streets and public areas.

Open Space to the east of the Residential Development (C)

6.7.19 Land lying to the east of the Residential Development (and beyond the area described at (a) above), is follow agricultural land with developing self set tree and scrubland. Much of this area lies below the 5m contour. Informal paths have developed across this area. It is proposed to make this land available as informal open space, thus formalising the existing casual use and access to it. No specific landscape works are proposed within it in terms of tree and or shrub planting but it would be appropriate to develop management proposals so that it could develop as an area of meadowland. Such management proposals would form part of the Landscape Management Plan noted above.

Maintenance and Management

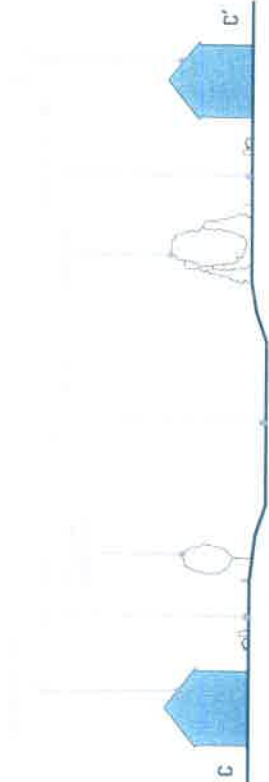
6.7.20 The future maintenance and management of the open spaces and green infrastructure areas will be offered for adoption to Fenland District Council.



Scale 1:500



Scale 1:500



Scale 1:500

PLAN 9: ILLUSTRATIVE LANDSCAPE MASTERPLAN



5.8 Appearance

Introduction

6.8.1 The outcome of the Townscape Assessment set out in Section 2.0 has influenced the outline suggestions for the character and appearance of development. Although no specific details need to be supplied at this stage, it is important to give an indication of what would be appropriate for the site given its immediate context and historic development in Whittlesey.

6.8.2 The outline proposals are for 3 character areas - although this might be refined further at a later stage - within which development would have a distinctive but inter-related appearance. The areas are set out below and shown on Plan 10 adjacent.

The Fenland Edge (Bridge Street)

Downes Lanes (off Fenland Edge)

6.8.3 A brief description of their characteristics are set out below and accompanied by a materials matrix and photographic precedents of development - see page 33

6.8.4 Development could be equally successful if it has a contemporary or traditional architectural style. This is borne out of the Townscape Assessment, which shows that whilst Whittlesey has a well defined historic core, dating from the Georgian, Victorian and Edwardian eras it is surrounded by suburban residential areas built in the latter half of the 20th century.

6.8.5 The historic core contains a mix of attractive architectural styles that vary from simple and formal to the more decorative. Later development is more modern, has cleaner lines and little decoration especially in the immediate vicinity of the site - and in places works well. There is no reason why traditional and contemporary architecture could not work in tandem if well designed.

The Fenland Edge

6.8.6 This area is principally located around the northern edges of the main site adjacent to public open space and SUDS. It is envisaged that development here would be built at lower densities than elsewhere and consist mainly of detached dwellings. The reason for this is to create a successful interface with the Fenland landscape to the north of the site with development that overlooks open space but does not create an edge that is too 'hard'.

6.8.7 The principal building material suggested for this area is a light 'buff' (Gault) brick which reflects both 'traditional' and 'modern' Whittlesey. Contrasting materials such as 'timber' cladding in light colours (e.g. light grey and white / cream) and cement render in off-white shades are also felt to be appropriate in this area and have been inspired by their use in modern development immediately adjacent to the site. Roof coverings should be small scale 'clay' tiles in grey and red shades.

Bridge Street

6.8.8 Bridge Street is the main street running through the development between East Dalph and Teal Road. It is important that this route is readily identifiable from others in order to aid wayfinding and confirm its status as the main thoroughfare. This will be done through variation in primary building materials from adjacent character areas, hard landscape design details and choice of surface materials in the 'nodal' spaces that will feature along its length. Development here will be more continuous and higher density than the Fenland Edge in order to create a well defined route.

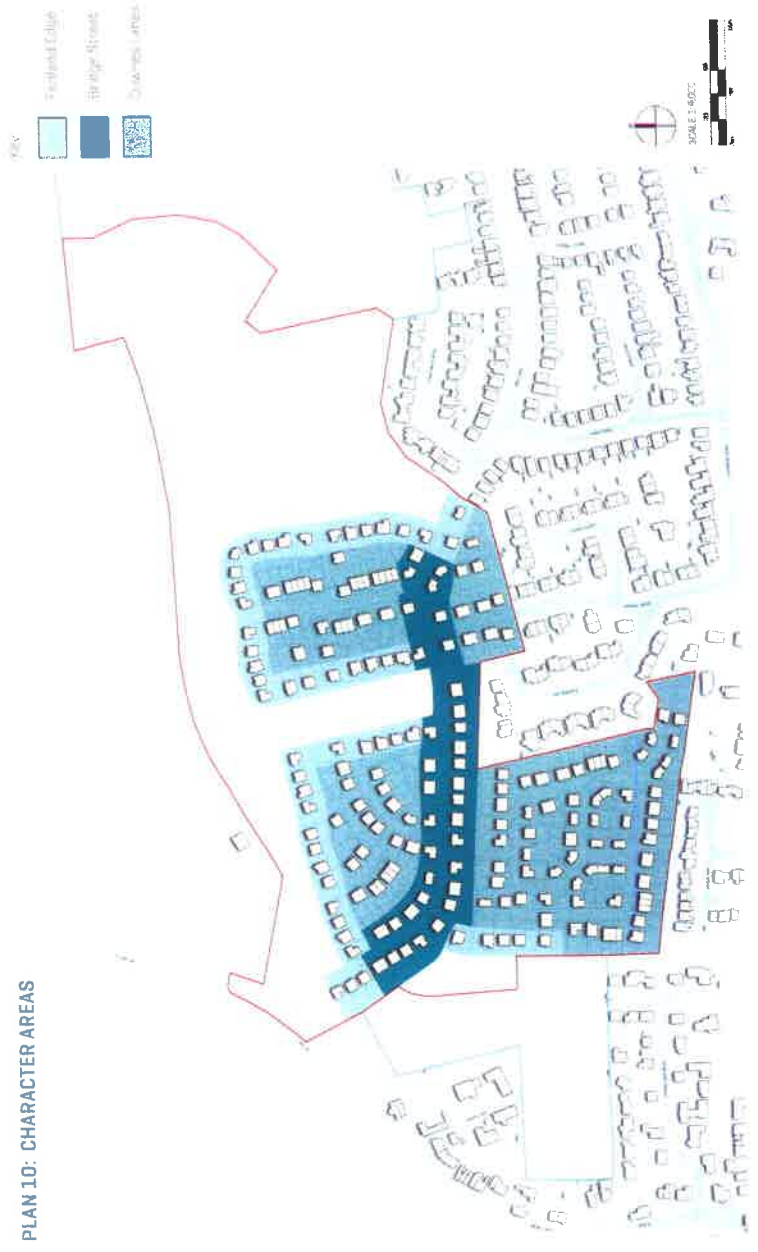
6.8.9 The principal variation in building materials suggested is the inclusion of 'red' brick ('buff' is still acceptable) and black or grey 'timber' cladding. These materials are seen in Whittlesey but less so than the typical lighter 'buff' or Gault brick. They could be used at 'nodal' points to denote the transition from primary to secondary routes. Contrasting materials are cement render in off-white shades and slates are included as a roof covering.

Downes Lanes

6.8.10 These areas are the 'internal' parts of the site beyond Bridge Street and the Fenland Edge. They are intended to have a more urban feel than elsewhere and include small residential squares and 'lighter' routes that are well defined by development. They should reflect existing development to the south west of Market Street in the historic core. Development will be at a higher density than elsewhere by virtue of more terraced and linked dwellings. This will have implications for parking solutions which will need to be well designed.

6.8.11 Both 'red' and 'buff' brick (Gault) are acceptable, with a suggestion that 'red' brick is used selectively for emphasis in key locations. Cement render in off-white shades should be used as a contrasting material and a wide variety of roof coverings is allowed. The relationship of building materials and surface materials will be important in this character area, as there is likely to be less room for extensive soft landscaping in our tight street trees which should feature here.

PLAN 10: CHARACTER AREAS



MATERIALS MATRIX

LOCATION	WALL MATERIALS					ROOF COVERINGS				
	'Light Buff' (Bault) Brick	'Red' Brick	'Timber' Grey	'Timber' Black	'Timber' White	Cement Render (off-white shades)	Plain 'Clay' Tiles Grey	'Slates'	'Pantiles'	Plain 'Clay' Tiles
Fenland Edge	✓	✗	✓	✗	✓	✓	✓	✗	✗	✓
Bridge Street	✓	✓	✓	✓	✗	✓	✗	✗	✗	✓
Downes Lanes	✓	✓	✗	✗	✗	✓	✓	✓	✓	✓

FENLAND EDGE PHOTOGRAPHIC PRECEDENTS



BRIDGE STREET PHOTOGRAPHIC PRECEDENTS



DOWNES LANES PHOTOGRAPHIC PRECEDENTS



7.0 BUILDING FOR LIFE

BUILDING FOR LIFE ASSESSMENT

7.1 Introduction

7.1.1 Building for Life 12 (BL12) – ‘the sign of a good place to live’ – is a design evaluation tool developed by Loughborough Design Council, Design for Homes and the Home Builders Federation, supported by Nottingham Trent University. It is described as: ‘...the industry standard, endorsed by Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating great places to live’.

7.1.2 BL12 is designed to assist local planning authorities in assessing the design quality of proposed development; importantly, it is not prescriptive, but provides a basis for achieving higher standards of design through dialogue and objective assessment.

7.1.3 BL12 comprises of 12 questions, with four questions in each chapter which deal with the following elements considered central to achieving high design quality:

- Integrating into the neighbourhood*
- Creating a place and*
- Street and home*

7.1.4 Using a simple ‘traffic light’ system (red, amber and green) of assessment, BL12 provides a framework of evaluation for proposed developments. The overall aim of the process is to:

- Support community greens to justify their proposals*
- Maximise the number of proposals that*
- Are well served*

7.1.5 The more ‘greens’ the better a development will be. A red light gives warning that an aspect of a development needs to be reconsidered.

7.1.6 A development proposal might not achieve 12 greens for a variety of reasons. Where a proposal is identified as having one or more ‘ambbers’, which would point to the need to explore whether these elements can be improved, local circumstances may justify why the scheme cannot meet the higher standard expected of a green. In the BL12 guidance, each of the 12 questions is expanded on with further questions, and specific recommendations in respect of good practice and aspects to be avoided.

7.2 Assessment Against BL12 Criteria

7.2.1 The design proposals for the site, as set out in the illustrative Masterplan, have been assessed against the provisions of BL12 and the assessment is set out below. For each question summary index of evaluation are provided and an assessment made of how the development performs.

INTEGRATING INTO THE NEIGHBOURHOOD		Question	Assessment	Score
1	Connections	Does the scheme integrate into its surroundings by providing good connections and creating new ones, whilst also respecting parking, landscaping and local area along the boundaries of the development site?	The development meets and exceeds existing streets to provide pedestrian, cycle and e-bike links that save the development and are integrated into the existing urban fabric of Whiteley. In addition, the development through the formation of a new public open space and access routes for pedestrians and cyclists along the perimeter will help to tie the site into the wider area and create a more integrated development and link to the wider community in the area.	Green 4
2	Facilities of services	Does the development provide for a range of community facilities, such as shops, schools, work places, parks, play areas, bars or cafes?	The development is close to existing primary and secondary schools and within easy walking distance of a range of local facilities including shops and public open spaces. Community facilities within the site include a play area, public open space, and a range of other facilities. The development will also provide a range of public open spaces and further access routes to help to create a more integrated development.	Green 4
3	Public transport	Does the scheme have good access to public transport to help reduce car dependency?	The development will be served by existing public transport services and will be accessible within easy walking distance. The development will be the subject of an assessment to see if a new bus stop is needed.	Amber 3
4	Moving local facilities into the site	Does the development have a mix of building types and services that suit local requirements?	The development will contain a mix of building types in terms of size and use (residential) that meets the needs of the local community. The development will also contain a mix of building types that meet the needs of the local community.	Green 4
CREATING A PLACE		Question	Assessment	Score
1	Character	Does the scheme provide a place with a locally inspired character that fits in with the surrounding area?	The development is designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment.	Green 4
2	Working with the site and its context	Does the scheme take advantage of existing topography, landscape features, existing water courses, wildlife habitats, existing buildings, etc. to create a high quality environment?	The development is designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment.	Green 4
3	Creating and defining streets and public spaces	Are the streets designed to provide a high quality environment and to provide a high quality environment?	The development is designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment.	Green 4
4	Can the streets be made more attractive?	Can the streets be made more attractive by providing a high quality environment and to provide a high quality environment?	The development is designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment.	Green 4
STREET & HOME		Question	Assessment	Score
1	Streets for all	Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	The development is designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment.	Green 4
2	Can the parking be made more attractive?	Can the parking be made more attractive by providing a high quality environment and to provide a high quality environment?	The development is designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment.	Green 4
3	Public and private spaces	Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?	The development is designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment.	Green 4
4	External storage and amenity space	Is there adequate external storage space for bins and recycling as well as vehicles and cycles?	The development is designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment. The development will be designed to fit in with the surrounding area and to provide a high quality residential environment.	Green 4

8.0 SAFETY & SECURITY

7.3 Conclusions

7.3.1 The only question where the proposed development does not achieve a Green score is Question 3 relating to Public Transport. Whilst access to public transport is an important part of national and emerging local planning policy, it is recognised that although the development site is located close to an existing bus route (in Coronation Avenue) the extent to which this proposed development can bring about change to either the routes or frequencies of that existing services is dependent upon further discussion with the local authority and bus operators

7.3.2 Thus whilst there is the prospect that the development could achieve a Green score on this issue, there is no certainty that it will, but on the basis of existing conditions, it is considered that an Amber score is both realistic and acceptable

8.3 Introduction

8.3.1 Government policy makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. This policy is set out in the document 'Safer Places: The Planning System and Crime Prevention' (February 2004, ODPM and the Home Office)

8.3.2 The guidance is based on seven attributes of sustainable communities particularly relevant to crime prevention. These attributes have emerged from in-depth research into crime prevention and urban design practice and theory

8.3.3 The seven attributes of sustainable communities relevant to crime prevention are:

Access and Movement: places with well defined routes, spaces and entrances that provide for convenient movement without compromising security

Structure: places that are structured so that different uses do not cause conflict

Surveillance: places where all publicly accessible spaces are overlooked

Ownership: places that promote a sense of ownership, respect, territorial responsibility and community

Physical Protection: places that include necessary well designed security features

Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times and

Management and Maintenance: places that are designed with management and maintenance in mind to discourage crime in the present and the future

8.3.1 Introduction

8.3.1 Specific ways in which the proposals accord with the seven attributes relevant to crime prevention are set out below:

Access and Movement

8.3.2 All routes are designed to be well defined by development which will overlook them. All routes are necessary and allow access to properties or open spaces. All routes will be overlooked

Structure

8.3.3 The proposals are for a residential development. The site is bordered to the south and west by existing residential development and to the north and east by Farland / Agricultural uses - no conflicting uses are proposed

8.2.4 The layout is easy to understand and comprises of a small number of legible elements around which the development is structured. These are: the access points at East Delph and Teal Road, Bridge Street which leads through the site, SUDS areas and open space to the north / east

8.2.5 Beyond these elements the principle means of organising development in residential areas is by creating 'perimeter blocks' where development defines streets (public space) and creates secure space to the rear of dwellings (private space)

Surveillance

8.2.6 The movement network (vehicular / pedestrian / cycle routes) and all open spaces will be well defined and overlooked by surrounding development

8.2.7 Parking areas for private houses will principally be located to the front or side of properties and will be visible from the dwellings that they belong to or overlooked by others - increasing opportunities for passive surveillance

Ownership

8.2.8 The distinction between public and private space will be clearly defined by physical means such as, fences, railings and surface treatments

8.2.9 Properties will generally face each other across streets allowing residents to get to know their neighbours and recognise their cars etc - engendering a sense of community spirit. Parking spaces will be clearly defined and areas where parking is not permitted will be identified

Physical Protection

8.2.10 All buildings will be secured to the relevant standards as set out in building regulations or by other authorities. The option to exceed these standards will remain open to developers

Activity

8.2.11 Development will provide natural surveillance over associated open space and streets. The various open spaces within development are intended to become a focus for activity, particularly for children and their parents

8.2.12 Main entrances to individual dwellings will be to the front or side of buildings leading to more activity on the street

Management and Maintenance

8.2.13 Dwellings within the site that are privately owned will be maintained by the individuals who own / occupy them. Affordable dwellings will be managed by public or private companies

8.2.14 Roads and footways will be designed to adoptable standards - based on MfS and highway authority Guidance

9.0 COMPLIANCE WITH PLANNING POLICY ON DESIGN

9.1 Introduction

9.1.1 Existing Planning Policies for Design are set out in Section 3 above. This section considers how the development proposals for the site – as set out on the Illustrative Masterplan – perform in relation to the key design policies in the adopted extant Fenland District Wide Local Plan [Policy E8] and in the emerging Fenland Core Strategy (Policy CS16)

9.2.1 Development Context: Wider Urban Policy ask

3.2.1 The text of Policy E8 is set out in full at para 3.2.1 above. The policy is in four parts, relating, respectively, to matters of (a) existing site features (including hedges and trees); (b) compatibility with local townscape and landscape character; (c) residential amenity; and (d) arrangements for access and parking. In respect of each of these considerations, the following points are relevant, as set out in the table on this page.

9.3.1 Policy CS16: Delivering and Protecting High Quality Environments

3.3.1 Policy CS16 Delivering and Protecting High Quality Environments across the District sets out a series of measures that seek to ensure that high quality environments will be delivered and protected throughout the district. It further notes that proposals for all new development will only be permitted if it can be demonstrated that the proposal meets all of the identified relevant criteria in the policy. These are set out in the table on page 37 with an assessment of how the proposed development performs in respect of each criterion.

EVALUATION AGAINST FENLAND DISTRICT WIDE LOCAL PLAN

Criterion	Issue	Comment	Is the criterion met?
(a)	Existing site features:	The principal features of importance on the development site are the existing trees and hedgerows on the site perimeter (including adjacent to existing housing) and the internal hedgerows. Save for necessary removal of a limited number of trees for silvicultural reasons, the existing trees and hedgerows will be retained and managed.	✓
(b)	Townscape and landscape character	The development site is bounded to the south by a mix of mid and two storey suburban housing, which in design terms is unexceptional, not particular to its location or to Whittlesey, and presents an unprepossessing visual edge to the town. In terms of landscape character, the site forms part of a wider area of former agricultural land that fringes Whittlesey and can be distinguished clearly from the regular open and distinctive character of the fen to the north. The proposed development will relate directly, in terms of land use and scale with the adjacent existing housing to the south. Through the provision of areas of public open space, it will enhance, and in no way affect, adversely, the relationship between the developed edge of the town and the fenland landscape to the north.	✓
(c)	Residential amenity.	As shown on the illustrative masterplan individual dwellings and groups of dwellings on the development site will adjoin existing dwellings on the north side of Whittlesey. Although to some degree the outlook from some of these existing properties will change, the residential amenity of those existing properties will be safeguarded by appropriate dwelling separation distances, and by the retention of existing landscape features on the development site boundaries. The proposed development incorporates, in association with retained sections of hedgerow, areas of open space/land – some of which will be used for surface water detention in times of high rainfall – as buffers to existing development and within the proposed development.	✓
(d)	Access and Parking	The proposed development has been designed to reflect current specification and standards in respect of highway carriageway widths and alignments, and pedestrian and cycle access ways. Provision has been made on site for car parking in accordance with the standards set out in Appendix 2 of the Local Plan (the same standards are proposed in Appendix A of the submitted Core Strategy).	✓

EVALUATION AGAINST FENLAND CORE STRATEGY

Criterion/ Issue	Comment	Is the criterion met?
(a) protect and enhance any alluvial, heritage assets and their settings to an extent commensurate with policy in the National Planning Policy Framework and in accordance with Policy CS18	No part of the development site is seen from a heritage asset, forms part of or adjoins a Conservation Area or contains, or lies within the setting of any Listed Building	✓
(b) protect and enhance biodiversity on and surrounding the proposal site, taking into account locally designated sites and the special protection given to internationally and nationally designated sites in accordance with Policy CS19	The ecological assessment work carried out indicates that the development site is of low value in terms of habitats with only minor interest for reptiles. The principal ecological value of the site is in the existing hedgerows, which are to be retained. Separate assessment indicates that development of the site would have no adverse effect on the nearby international and national designated site at the 'Sena Washes'	✓
(c) retains and incorporates natural and historic features of the site such as trees, hedgerows, field patterns, and drains	The principal landscape features of importance on the development site are the existing trees and hedgerows on the site perimeter and within the site. Although a limited number of trees, as described in the Tree Survey and Assessment, will be removed for agricultural reasons, the existing trees and hedgerows will be retained and managed. Additional tree planting is also proposed	✓
(d) makes a positive contribution to the local distinctiveness and character of the area, enhance its local setting, responds to and improve the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area	The development site is bounded to the south by a mix of one and two storey suburban housing, of unexceptional design. There are no specific features within that development, save for the potential access points that provide key important links with the development site, or act as a precedent for development on the site. The site forms part of a wider area of former agricultural land that hedges the settlement of Whittlesey and can be distinguished clearly from the regular and open character of the land to the north. The proposed development will relate directly in terms of land use and scale with the adjacent existing housing to the south. Through the provision of areas of public open space it will enhance and in no way affect adversely the relationship between the edge of the town and the fenland landscape to the north. The proposal gives an opportunity to provide a new, high quality designed edge to the town where it meets the fen	✓
(e) does not adversely impact on the amenity of neighbouring users such as noise, light pollution, dust, privacy and loss of light	The outlook from some of the existing properties to the south of the development site will change as a consequence of the proposed development but the residential amenity of those properties will be safeguarded by appropriate dwelling separation distances and by the retention of existing landscape features on the site boundaries	✓
(f) provides adequate, well designed facilities for the storage, sorting and collection of waste that are user friendly and appropriate to the amount and type of development proposed (including taking account of any district or County Supplementary Planning Documents which are in force at the time of the proposal)	The building layout will allow adequate external space for waste storage, sorting, and recycling	✓
(g) provides public accessible open space for play, sport, recreation and access to nature, in accordance with the standards set out in Appendix B or a financial contribution of equivalent value where or site provision is impracticable	The development proposal provides for some 0.52ha of public open space arranged [generally] along the northern edge of the development site. This level of provision exceeds the requirements set out in the Local's adopted SpG Play Space Provision and also exceeds the requirements set out in Appendix B of the Core Strategy. In addition, the proposals provide for the future use, as informal open space, of some 3.65ha of open land lying to the east of the main development site. Together these areas of open space will more than meet the needs arising from the development and address the acknowledged open space deficiency that exists in the north eastern part of the town	✓
(h) provides sufficient private amenity space, suitable to the type and amount of development proposed, for the houses or flats, as a guide and depending on the local character of the area, this means a minimum of a third of the plot (wastage should be set aside as possible, amenity space	Although this application is in outline form only, the illustrative masterplan has been developed to meet the requirements of this criterion	✓
(i) provides well designed hard and soft landscaping, incorporating sustainable drainage systems, as appropriate	Although this application is in outline form only, the illustrative masterplan shows how the main areas of public realm will be treated in respect of the use of hard landscaping/ road and paving materials. The development site, as is noted above, has substantial existing landscape features which are proposed to be retained in major part within the development proposals. In addition to these features, new soft landscape features are also proposed within the development and on its edges above the bin container to avoid any conflict with the functional efficacy of the Nene Washes as a reservoir. The submitted Flood Risk Assessment assesses the requirements for, and the illustrative masterplan identifies suitable, urban drainage systems (SUDS)	✓
(j) provides safe environment and incorporates security measures to deter crime in accordance with policy CS17	As the illustrative masterplan shows, streets and the public spaces would all be overlooked by adjacent dwellings, thus affording informal surveillance	✓
(k) enable flexible use and adaptation to resist changing lifestyles	Although this application is in outline form only, the illustrative masterplan has been developed to meet the requirements of this criterion	✓
(l) indicates against any existing or proposed sources of noise, emissions, pollution and contamination	There are no sources of existing or proposed noise emissions, pollution or contamination that affect the development site	✓
(m) compliments and enhances the quality of riverside settings	This criterion is not applicable to the development site as it does not have a riverside setting	n/a

Fenland Core Strategy Examination

Statement by Showfields Ltd

APPENDIX 3



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference: 0303/SP234(007)
Local Planning Authority: Fenland District Council
Site: Land north of Whittlesey , WHITTLESEY
Proposal: 249 Dwellings
Planning Application: F/YR13/0714/O

This report supersedes the previous report dated 17 October 2013

Prepared by Gary Fulton

Date 13 Nov 2013

If you would like to discuss any of the points in this document please contact me
on 01733 414200 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Whittlesey STW that will have available capacity for these flows. The Middle Level Commissioners have raised concerns with regard to this and other discharges into their drainage area and wish to prohibit and/or restrict future discharges. Whilst we are in correspondence with their solicitors with regard to this issue, it seems unlikely that it will be resolved pending the outcome of an appeal to the Supreme Court following the Court of Appeal's recent decision in the case of Manchester Ship Canal Co v United Utilities Water Plc.

Section 3 – Foul Sewerage Network

- 3.1 A Development Impact Assessment has been undertaken and mitigation identified investigations have shown that a connection into the local sewerage infrastructure will result in an unacceptable risk of flooding and pollution. Anglian Water has worked with the developer to produce a foul drainage which will mitigate the risk of downstream flooding.

Anglian Water are satisfied that, subject to mitigation measures being implemented, there is a feasible drainage solution which will allow the proposed development to discharge foul flows without having a detriment effect on the existing sewerage network.

Anglian Water would request that the requirement for mitigation measures are reflected within the planning approval via a suitably worded condition required within the planning approval. Should the Council be mindful to approve this planning application without the requested drainage condition,

please can you ensure we are contacted for further comments on this application.

Section 4 – Surface Water Disposal

- 4.1 The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency.

We will request that the agreed strategy is reflected in the planning approval.

Section 5 – Trade Effluent

- 5.1 Not applicable

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Foul Sewerage Network (Section 3)

Condition

No occupation of buildings by this permission shall occur until the agreed foul drainage strategy, including any mitigation measures have been implemented.

Reason

To prevent environmental and amenity problems arising from flooding.



Nigel Reeves
Fenland District Council
Development Services
Fenland Hall County Road
March
Cambridgeshire
PE15 8NQ

Our ref: AC/2013/119845/01-L01
Your ref: F/YR13/0714/O
Date: 06 November 2013

Dear Mr. Reeves

**ERECTION OF 249NO DWELLINGS WITH ASSOCIATED INFRASTRUCTURE,
VEHICULAR AND PEDESTRIAN ACCESS, PUBLIC OPEN SPACE AND
ASSOCIATED FLOOD MITIGATION WORKS.
LAND NORTH OF WHITTLESEY EAST OF EAST DELPH WHITTLESEY
CAMBRIDGESHIRE.**

Thank you for consulting us on the above application, which we received on 27 September 2013.

Environment Agency position

We have no objection, to the proposed development at this outline stage, subject to the following three conditions being appended to any subsequent planning permission and a binding commitment to Sustainable drainage systems maintenance (including during times when the outfalls are flood locked by the washes) as aspired to in the FRA. If this is not secured by an IDB levy, we are assuming that this will be achieved via a s106 agreement.

Flood Risk

The proposed development will only meet the National Planning Policy Framework (NPPF) if the following planning conditions are appended to any subsequent planning permission.

Condition (1)

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (JPP Consulting R-FRA-P5617T-05 Revision 4, August 2013) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1% plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site as set out in Section 5 of the FRA.
2. Provision of compensatory flood storage as set out on Section 4.11 of the FRA and shown on drawings FRA3, FRA4 and FRA5.
3. Finished floor levels are set no lower than 5.3 m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and

Environment Agency (Anglian Central Area) Sustainable Places Team
Bromholme Lane, Brampton, Huntingdon, Cambridgeshire PE28 4NE
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Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard geographic numbers (i.e. numbers beginning with 01 or 02).

subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority (LPA).

Reasons (1)

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
2. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
3. To reduce the risk of flooding to the proposed development and future occupants.

Condition (2)

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1% plus climate change allowance critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Amongst normal requirements, the scheme shall also include:

- Appropriate mitigation and operational arrangements in the event the surface water drainage system is flood locked when Whittlesey Washes are in use.
- Consideration of overland flow routes ("Designing for Exceedance").
- Accommodation of the existing network of drains and ditches on the site to ensure that existing development continues to drain effectively.
- Details of how the scheme shall be maintained and managed after completion to inform maintenance obligations.

Reason (2)

To prevent the increased risk of flooding, both on and off site.

Advice to Applicant / LPA (2)

We strongly recommend that the North Level Internal Drainage Board (IDB) are involved in discussions relating to the information required to support this condition.

The long term maintenance of the surface water drainage scheme should be ensured for the lifetime of the development. Accordingly, we consider that any planning permission granted should include Section 106 heads of terms for the adoption, maintenance, operation, and management in perpetuity for all elements of the surface water drainage scheme.

Foul Water Drainage

We understand from Anglian Water (AW) that a feasible method of foul drainage

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Cont/d..

disposal would be connection to the public foul sewer, through the provisions of the Water Industry Act.

We understand from AW that they have evidence of more capacity at the Whittlesey WwTW than was identified through the production of you Authority's detailed Water Cycle Study dated September 2011.

We are satisfied that the information provided by AW shows that there is permitted capacity to accommodate this development, i.e. within water quality limits set for the waste water treatment works. We understand that there may be delivery issues raised by the relevant Internal Drainage Board (IDB) regarding discharge of treated effluent into their system, and Fenland should seek advice on this from AW and the IDB. We can confirm our view that this does not directly overlap with Environment Agency responsibilities.

Given potential uncertainty with the method of waste water disposal, and the likely negative impact of alternatives such as septic tanks or cess pools, we regard it as necessary to preclude non-mains drainage with the following condition:

Condition (5)

Foul water shall be conveyed, treated and disposed of by means of mains drainage.

Reasons (5)

To protect water quality and *

**NB Fenland DC may wish to consider adding reference to amenity (odours and regular movements of sludge or tankering lorries) and sustainable transportation as reasons, where appropriate.*

Further Advice to LPA

NPPF Sequential and Exception Test:

The NPPF requires Local Planning Authorities to steer new development to areas at the lowest probability of flooding by applying a flood risk sequential test.

If the LPA considers that the site has passed the sequential the test the application must then be subject to the NPPF Exception Test. For the Exception Test to be approved both elements must be passed. We recommend that evidence of this process accompanies the officers report to enable a transparent process.

Road Closure:

The application documents also include a Report on the Frequency of Flooding on the East Delph Road (B1040). Cambridgeshire County Council and Peterborough City Council should be consulted on this report as closing of the road during flood conditions (and subsequent diversions) is undertaken by the Highways Authorities. They will act upon receipt of flood warnings that we issue.

Our comments on this report are limited to the accuracy of the flood warning data included. The source of the data on flood warnings issued is not given. Should significant highways issues arise that require accurate and verified data on flooding, such information should be requested from the applicant and included in the application. We can then advise further as required, such as if you wish for us to confirm the validity of the data supplied.

Access and Egress:

The NPPF and Planning Policy Statement 25 Practice Guide (paragraphs 7.23 to 7.31) places responsibilities on local authorities to consult their Emergency Planners and the Emergency Services with regard to specific emergency planning issues relating to new development.

It is not our role to comment on or approve the adequacy of these plans and we would expect Lead Local Flood Authorities (LLFAs), through their Emergency Planners, to formally consider the implication of this in making their decision.

Please note that it is Fenland DC's role to be satisfied with regard to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety including safe refuge within buildings and the ability of the emergency services to access communities.

Further Advice to Applicant

Flood Warning and Evacuation:

The Environment Agency operates a flood warning system for existing properties currently at risk of flooding to enable householders to protect life or take action to manage the effect of flooding on property. Floodline Warnings Direct (F.W.D.) is a national system run by the Environment Agency for broadcasting flood warnings.

Receiving the flood warnings is free; you can choose to receive your flood warning as a telephone message, email, fax or text message. To register your contact details please call Floodline on 0845 988 1188.

Registration to receive flood warnings is not sufficient on its own to act as an evacuation plan. We are unable to comment on evacuation and rescue for developments. Advice should be sought from the Emergency Services and the Local Planning Authority's Emergency Planner when producing a flood evacuation plan.

Flood Resilience:

Any proposed flood resilient measures should follow current Government Guidance. For more information on flood resilient techniques please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings – Flood Resilient Construction", which can be downloaded from the following website:

http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf.

Surface Water Drainage:

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

Pollution Prevention:

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Surface water from roads and impermeable vehicle parking areas, less than 50 spaces, shall be discharged via trapped gullies.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

We hope that this information is of assistance to you. If you have any queries regarding the above please do not hesitate to contact us.

An electronic copy of the decision notice would be appreciated.

Please forward a copy of this letter to the applicant.

Yours sincerely

Miss Kimberley Evans
Sustainable Places Planning Advisor

Direct dial 01480 483805

Direct e-mail planning_liaison.anglian_central@environment-agency.gov.uk

Date: 18 October 2013
Our ref: 98356
Your ref: FYR13/0714/0

Nigel Reeves
Development Services
Fenland District Council

BY EMAIL ONLY



Customer Services
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Cheshire
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T 0300 060 3000

Dear Nigel

Planning consultation: Erection of 249no dwellings with associated infrastructure, vehicular and pedestrian access, public open space and associated flood mitigation works

Location: Land North Of Whittlesey East Of East Delph Whittlesey Cambridgeshire

Thank you for your consultation on the above dated 27 September 2013.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED)

National and International designations

The proposed development is within approximately 350 metres of the Nene Washes Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation and Ramsar Site. Development which would result in increased recreational disturbance at the SSSI/SPA does have the potential to adversely affect it. However given the limited opportunities for public access to the Nene Washes from the application site such disturbance is unlikely to occur. Natural England would therefore advise that the proposed development does not represent a Likely Significant Effect to the SPA and that there is no requirement for your authority to carry out an Appropriate Assessment as part of your Habitats Regulations Assessment of the proposal. Annex 1 includes further information on your authorities legal responsibilities relating to Habitats Regulations Assessment.

European Protected Species

It is noted that a survey for European Protected Species has been undertaken in support of this proposal. Natural England does not object to the proposed development. On the basis of the information available to us, our advice is that the proposed development would be unlikely to affect a European Protected Species.

Please be aware that Natural England is not able to routinely provide bespoke advice in relation to species protected by domestic legislation only, e.g. reptiles which are protected by the Wildlife and Countryside Act only. For these species we would advise consulting our standing advice for protected species which is available from the following link:

<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/default.aspx>

Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society) and a local landscape characterisation in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

If the LPA is aware of, or representations from other parties highlight the possible presence of a protected or priority species on the site, the authority should request survey information from the applicant before determining the application. The Government has provided advice on priority and protected species and their consideration in the planning system.

Natural England Standing Advice for Protected Species is available on our website to help local planning authorities better understand the impact of development on protected or priority species should they be identified as an issue at particular developments. This also sets out when, following receipt of survey information, the authority should undertake further consultation with Natural England.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the installation of bird nest boxes and creation of habitat such as areas of wild flower meadows. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

For any queries relating to the specific advice in this letter only please contact Ross Holdgate on 0300 060 4657. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Ross Holdgate
Land use Operations

Fenland Core Strategy Examination

Statement by Showfields Ltd

APPENDIX 4

MIDDLE LEVEL COMMISSIONERS



MIDDLE LEVEL OFFICES
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David Thomas B.Eng, M.C.M.I.

Your Ref:

Our Ref: KP/LP/139/1/2615
(Please quote this reference on any correspondence)

Direct Dial 01354 602009
Email: planningmatters@middlelevel.gov.uk

6 November 2013

Development Services
Fenland District Council
Fenland Hall
County Road
March
PE15 8NQ

For the attention of Mr N Reeves

Dear Nigel

Middle Level Commissioners

F/YR13/0714/O – Showfields Ltd

Erection of 249 no dwellings with associated infrastructure, vehicular and pedestrian access, public open space and associated flood mitigation works on land north of Whittlesey to the east of East Delph, Whittlesey

The Commissioners and associated Boards promote meaningful pre-application discussion, as encouraged in items 188-192 of the NPPF and item 5.2.15 contained within your Council's submission version of its Local Plan Core Strategy document, as this enables any issues to be dealt with prior to and not during the planning process and offers us, your authority and the applicant more certainty in the decision making process and can ensure that our limited resources are maximised and not wasted. **It is noted that no pre-application discussion occurred on this occasion.**

This development, which does not appear to form part of an urban extension for Whittlesey as detailed within your Council's Submission Core Strategy document, involves two water level/flood risk management aspects. These are:

(i) ***Surface Water Disposal/External Flood Risk***

In respect of these matters the site is outside the Commissioners' natural catchment and these issues will therefore fall to be considered by the Environment Agency and/or the North Level District IDB.

(ii) ***Treated Effluent Disposal***

Foul effluent from this development would be anticipated to be directed to Anglian Water's Whittlesey WWTW which does not have the capacity available to manage additional flows from increased development within its catchment. This is identified within your Council's completed Stage 2 Water Cycle Strategy. Your colleague, Gareth Martin, is your Council's representative and can advise you further on this.

In this case, in addition to any permissions from your Council, the consent of the Commissioners is also required for the acceptance of any increased flows to our system, under the provisions of the Water Resources Act 1991. Such consent will not be given unless appropriate steps are taken, as referred to later in this letter, to ensure that the increased costs thereby otherwise falling on the Commissioners, are met.

In view of the above, it is considered that the following relevant items contained within your Council's policies and documents are applicable on this occasion:

Fenland Local Plan Core Strategy – Submission Version (September 2013)

Policy CS11 – Whittlesey

This policy includes:

“The Whittlesey Waste Water Treatment Works is currently at capacity in terms of its consented flows and the town's sewerage infrastructure network is currently operating at capacity. Development proposals will need to address these issues”.

Policy CS13 – Supporting and Managing the Impact of a Growing District

Item a) Infrastructure advises that:

- Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the proposed development.
- Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or in its immediate vicinity.
- Consideration must be given to the likely timing of infrastructure provision and development may need to be phased either spatially or in time to ensure the timely provision of infrastructure.

Policy CS14 – Responding to Climate Change and Managing the risk of flooding in Fenland

In respect of Flood Risk and Drainage, Part (B) of this policy includes:

The granting or refusal of planning permission on sites will be informed by:

- Fenland Detailed Stage 2a Water Cycle Study [2011]
- Fenland Level 1 SFRA (District Wide) [2011]
- Cambridgeshire Surface Water Management Plan Strategic Assessment [2011]
- Middle Level Strategic Study [2004]
- Any subsequent additional or updated SFRAs, Surface Water Management Plans, Catchment Studies, and Water Cycle Studies
- Any national advice in force at the time

In addition to the requirements of the NPPF and associated technical guide, all applications for relevant developments must include a drainage strategy to demonstrate that:

In addition, it is considered that the following should also be included when reaching your decision:

- Site suitability, in part or whole, in terms of physical constraints (eg maintenance access, flood risk) and its ability to be served by and/or deliver appropriate infrastructure.
- Any works affecting our systems, requiring our consent, or on any works that affect any on-site open watercourses will, in general, require an Environmental Statement and Risk Impact Assessment identifying any adverse impacts on the existing habitats and species together with

any proposed mitigation. Any works affecting a protected species and/or habitats should be undertaken at an appropriate time of year and under the supervision of suitable trained person(s) or appropriate guidance such as ADA and Natural England's Drainage Channel Biodiversity Manual and/or the Commissioners'/Board's Biodiversity Action Plan.

A potential solution to the issues created may be provided by the agreement made at Uttons Drove WWTW, within South Cambridgeshire District Council, between Anglian Water Services Ltd, the body responsible for the receiving watercourse, the developer and the planning authority. A copy of this agreement has previously been supplied to your colleague, Gareth Martin. This provides that in return for accepting increased flows to the watercourse system, the extra costs incurred by the relevant drainage authority are to be met in perpetuity by Anglian Water Services.

In view of these concerns, we recommend that, in order for this issue to be dealt with adequately, the following condition is imposed to any approval given:


"Prior to the occupation of any part of the development a proper solution for dealing with the discharge of treated effluent flows and the reimbursement of the proper costs incurred in dealing with such discharges to the receiving watercourses, must be agreed in writing by the LPA and the relevant Drainage Authority

(Reason: To ensure a satisfactory method of treated effluent disposal, in accordance with Policies CS 11 and CS 13, and to prevent the increased risk of flooding in accordance with Policy CS 14)"

Further supporting evidence including, as a minimum, detailed engineering plans to an engineering scale, appropriate supporting calculations, a risk impact assessment and/or additional information, is required to prove to the Commissioners that a viable scheme for appropriate water level/flood risk management exists, or that it could be constructed and maintained for the lifetime of the development with no material prejudice to the Commissioners' operations or the local water level management system, water or built environment should the development proceed. The above will be required from the applicant before further consideration can be given by the Commissioners when seeking its consent for issues associated with this proposal

A copy of this letter has been sent to the applicant(s) agent(s). Your Council should refer to our 'Standard Advice relating to Development Management and Flood Risk Issues (April 2013)' which is available at <http://www.middlelevel.gov.uk/planning-consent-documents.aspx>. The Standard Advice and this response should be considered and complied with in their entirety. Your Council is requested, should planning approval be given, to remind the applicant(s) agent(s) that the requirements under the Land Drainage Act must be complied with before any work is commenced on site.

Yours sincerely



GRAHAM MOORE
Planning Engineer

cc Mr M Flood, Insight Town Planning Ltd, Bryntg, Cilcennin, Lampeter, Ceredigion, SA48 8RR
Planning Liaison AWSL

Mark Flood

From: Mark Flood
Sent: 18 November 2013 14:18
To: 'planningmatters@middlelevel.gov.uk'
Cc: nigel.thornton@jppuk.net
Subject: Planning Application by Showfields Ltd F/YR13/0714/O FAO Graham Moore

Importance: High

Hello Graham

Once again, thank you for meeting with Nigel Thornton and me on Friday of last week.

The meeting was held to discuss your letter to FDC dated 6 November 2013. As I explained, I wanted to understand the crux of the issue and my understanding is as follows:-

Middle Level Commissioners is responsible for maintenance of the main rivers, including Whittlesey Dyke, into which outfalls from the Whittlesey STW are discharged. Anglian Water owns and operates the STW. The Environment Agency is responsible for granting consent to discharge treated water from the works into the Dyke. There are therefore three agencies involved in this process.

Anglian Water has consistently advised my client and FDC that the STW has capacity to accommodate the proposed development at the Showfields site. The EA has also raised no objection to the planning application. MLC is therefore faced with the situation that there will be additional treated water from the STW, arising from my client's development, that will enter the Dyke. There is a pumping station downstream that needs to have capacity to deal with the total flow. The MLC concern is that it may have to increase the capacity of the pumping station, and it should not be down to MLC to pay for that.

You advised that MLC is principally funded from rates.

MLC recommends to FDC that a condition is imposed on the outline planning permission that requires a solution for dealing with the increased flows and that any works required are paid for.

I hope that I have recorded the situation accurately.

It will be for FDC to decide whether a condition meets the relevant tests. The wording of the condition in your letter would not do so, not least because it seeks a payment – this should normally be secured through a s106 obligation. In relation to the latter, FDC would also need to be satisfied that any obligation meets the tests of the Community Infrastructure Levy Regulations. Given that MLC is funded through rates, and that additional dwellings = additional rates income, FDC may take the view that this is how the cost of works should be covered in whole or in part. However, I cannot speak for FDC.

This point aside, I promised that I would compile an alternative wording for a condition for you to consider and hopefully agree. I suggest the following:-

“Prior to first occupation of the development hereby permitted, an assessment of the capacity of the Whittlesey sewage treatment works to accommodate foul water from the development within the terms of its existing discharge consent shall be undertaken. If the foul water from the development is not capable of being accommodated within the terms of the existing discharge consent, a scheme for the provision of additional discharge capacity shall be submitted to the Local Planning Authority for written approval prior to the occupation of the 25th dwelling in the development. The additional discharge capacity shall be implemented prior to the occupation of the 75th dwelling in the development.”

If funding were required from the development to implement the scheme, then this would need to be provided for by the s106.

What do you think of this condition as a way forward?

Mark Flood MRTPI



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