

Name

Address

My objections on 24/00541/REM | Reserved matters submission (appearance, layout, landscaping and scale) pursuant to outline planning permission reference 19/00836/OUT for the construction of 265 dwellings | Land East of Eyebury Road Eye Peterborough

At Outline Planning application 19/00836/OUT approval there were 26 Conditions before any development starts, 11 are before first occupation (3 are both)

Are all 26 Conditions now been address in this application?

If not will there be another consultation to address those missing?

1 - I object based on Condition C6 as No Phasing plan and Implementation timescales have been submitted and approved by the Local Authority

2 - I object based on Condition C9 as No Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. For each phase, as identified on the approved phasing plan secured under condition 5.

3 - I object based on Condition C10 as No construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority.

4 - I object to this application on Condition C21 because No implementation programme (phased developments) is included

5 - I object to this application on Condition C33 because No ecological design strategy (EDS) addressing the creation of mitigation and compensation habitat both on and off site shall be submitted to, and approved in writing by, the Local Planning Authority.

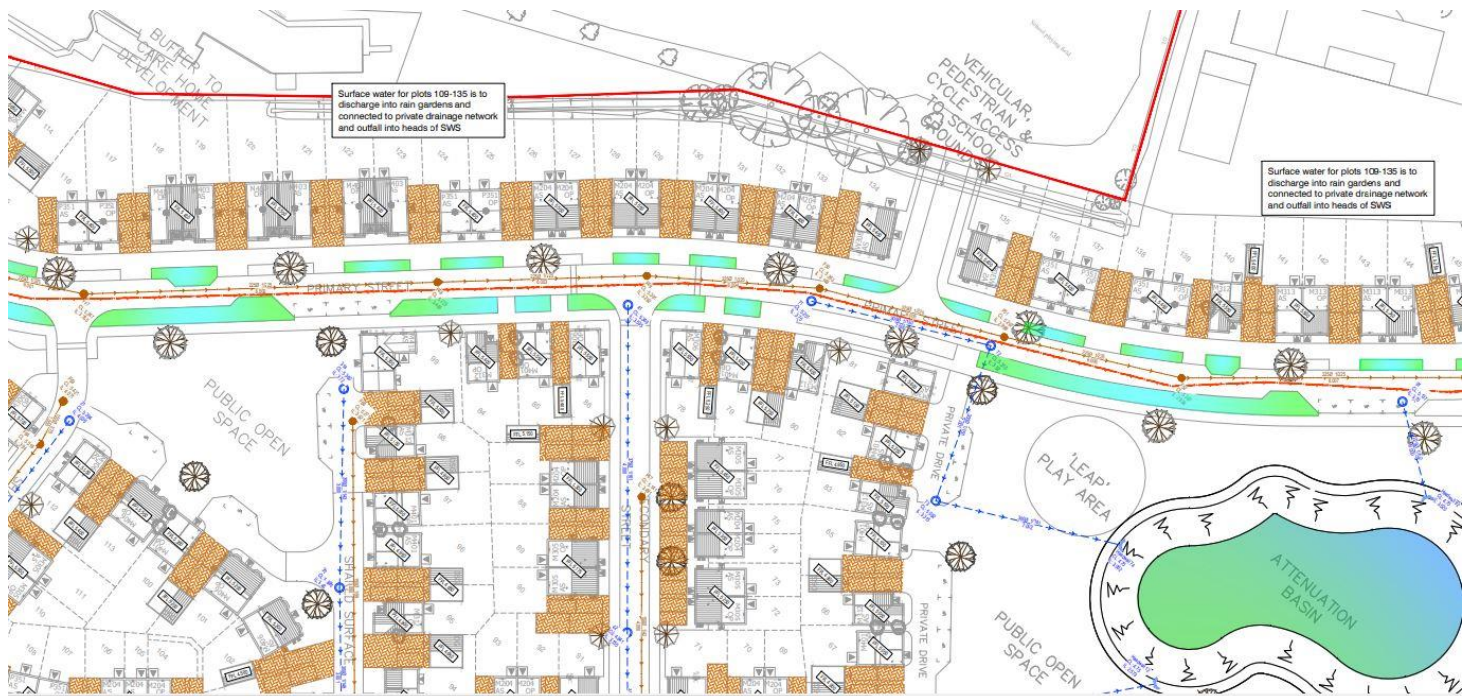
Objections continue below

6 - I object to this application because of Issues with Condition C14 and C15 Drainage Surface Water

The following drainage Issues and any proposed solutions to them will impact the layout of the site, which means until resolved reserved matters submitted cannot be approved.

- The PROPOSED DRAINAGE STRATEGY - SHEET 1 & 2 both state DRAWING FOR PRICING PURPOSES ONLY, NOT FOR CONSTRUCTION, this is planning approval stage so these should be final documents and under change control.
- There is no drainage shown for the Public Right of Way (PROW) Cycleway and footpath heading north from the site to Thorney Rd.
- Currently the dyke adjacent to the school playing fields does not go into the main IDB drain on the site and as such it floods during the winter, see attached copy of PCC Flood Map Surface water 1 in 30 and identified in Larkfleets Archaeological Assessment Mar 2018 below. This currently floods the school playing fields and the future houses around will also be water logged (house Numbers 120 to 138).
- The proposed solution is for 'Rain Gardens with a private network of pipes to join up with the piping to the SUD's, is it a PCC approved method, Is it suitable for this flat land, its soil substrate and water table?
- The pipe work from the gardens to the surface water drainage system is not shown on the PROPOSED DRAINAGE STRATEGY SHEETS - 2 EYE-PPC-00-XX-DR-C-0221 and EYE-PPC-00-XX-DR-C-0222. There are the same Issues around the North of the site that are also marked with this rain garden approach at 147-157, 198-203, 212-216, 226-236. In all a total of 49 Households.
- The proposed rain gardens are not shown on any of the 7 Landscape Proposals detailed plans GLY0054 LP01 to 7

Screen shot of the proposed 'Rain Gardens not showing the private network of pipes Houses 120-138



The north-west corner of the site is formed by the incursion of the village school and its grounds into what was formerly part of the field. The school is divided from the site by a chain-link fence and a high hedge; all the existing school buildings appear to be mid-20th-century or later in date. A drain starts at the south-east corner of the school site and runs westwards towards Eyebury Road: the drain was flooded and overflowing at the time of the site visit, barring access to the west end of the plot (plate 7).

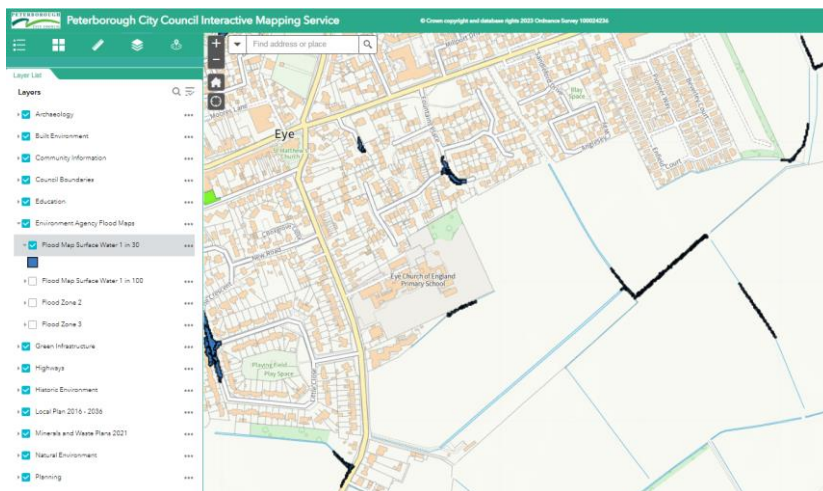


Plate 7: The west end of the west field, looking SW from the corner of the school grounds across the flooding boundary drain.

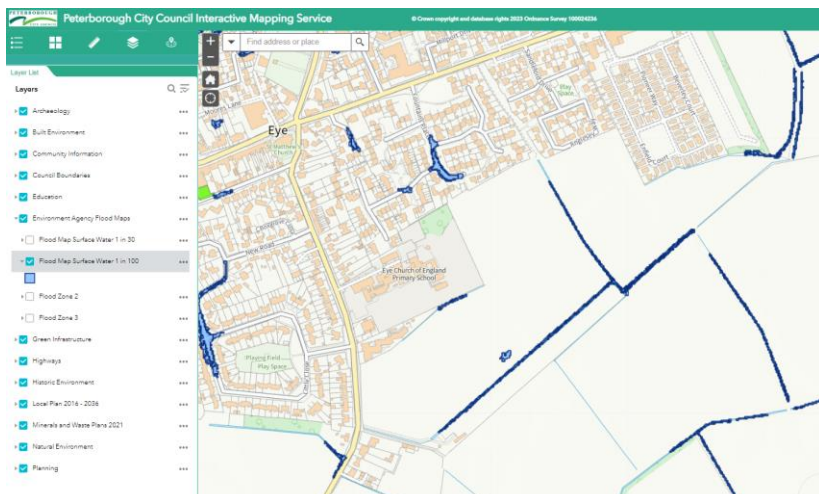
To the east of the school, the northern boundary of the site is formed by a dry, partially infilled ditch and the rear boundaries of properties forming part of a housing development of probable late 20th-century date. Several mature deciduous trees are incorporated into the rear property boundaries: these are considerably older than the adjacent buildings, suggesting that they are remnants of an earlier field boundary hedge, possibly that shown on the 1st edition Ordnance Survey map (fig. 6; plate 8).

- The other dykes around the boundary with Fountains place and Pioneer caravans are not included in the site layout diagrams.
- How and who will maintain all the dykes around the boundary with Fountains place and Pioneer caravans.
- The Dykes to the South and East of the site are also shown as subject to surface level flooding, as these are IDB drains and currently flood on the South boundary, what agreement has been made to ensure access and future maintenance as now there will be households at risk not just farmland ?
- The Connectivity plan does not show how the Internal Drainage Board will get access to the North - South main drain and the Southern dykes for maintenance.
- See below the area around the site that show surface flooding on the PCC Interactive map for 1 in 30 and 1 in 100 years.

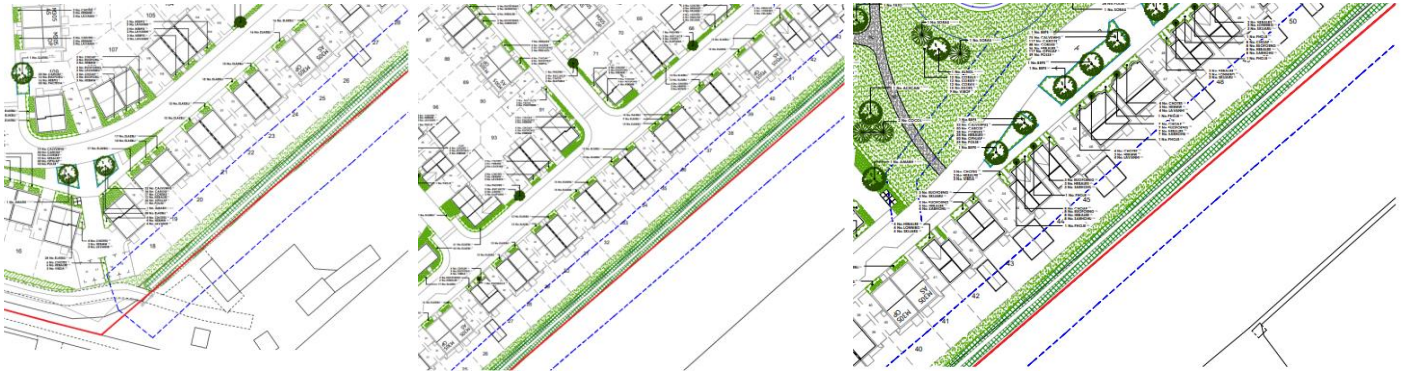
PCC Flood Map Surface water 1 in 30



PCC Flood Map Surface water 1 in 100



- The existing IDB drainage easements along the southern boundary of the site are now shown as inside the home gardens of 18 to 50 (and for houses 42 to 52 through their garages) see diagram Detailed Landscape Proposals GLY0054 LP01 Rev A. GLY0054 LP02 Rev A. GLY0054 LP03 Rev A. Below, how can this be allowed ?



- 'Condition C15 Prior to the commencement of development' Currently there is no reserve matters documentation for Maintenance and management schedules for all drainage assets, which includes details of the parties responsible for said maintenance throughout its lifetime. Consideration needs to be given to the access for maintenance for all drainage assets, which includes but is not limited to the wetland ponds and outfalls in accordance with Policy LP32 of the Peterborough Local Plan (2019)

7 - I object to this application due to Issues with the Condition C16 Foul Water

The latest Flood Risk Assessment by Patrick Parsons dated Aug 2023 section 8 states the foul water should be sent via Thorney Rd, (pasted below), however the application shows the connection to be on Eyebury road which has already documented capacity Issues therefor there is no documented agreement, plan and timescales to ensure the works required by Anglian Water can be achieved

Flood Risk Assessment by Patrick Parsons dated Aug 2023 Section 8.0 Foul Water Drainage Strategy

- Anglian Water's public sewer records show that existing foul sewers serving Eye to the north of the development run collect at a pumping station in Fountain's Place adjacent to the development boundary with a rising main running northwards. It is proposed that the development discharges foul water to this pumping station. A gravity connection is likely to be unachievable so one or more pumping stations will likely be required

In the outline planning application 19/00836/OUT. Anglian Water needed to upgrade the sewer pipes due to the size of this development at Little Close exit, these need completing before the first house is occupied

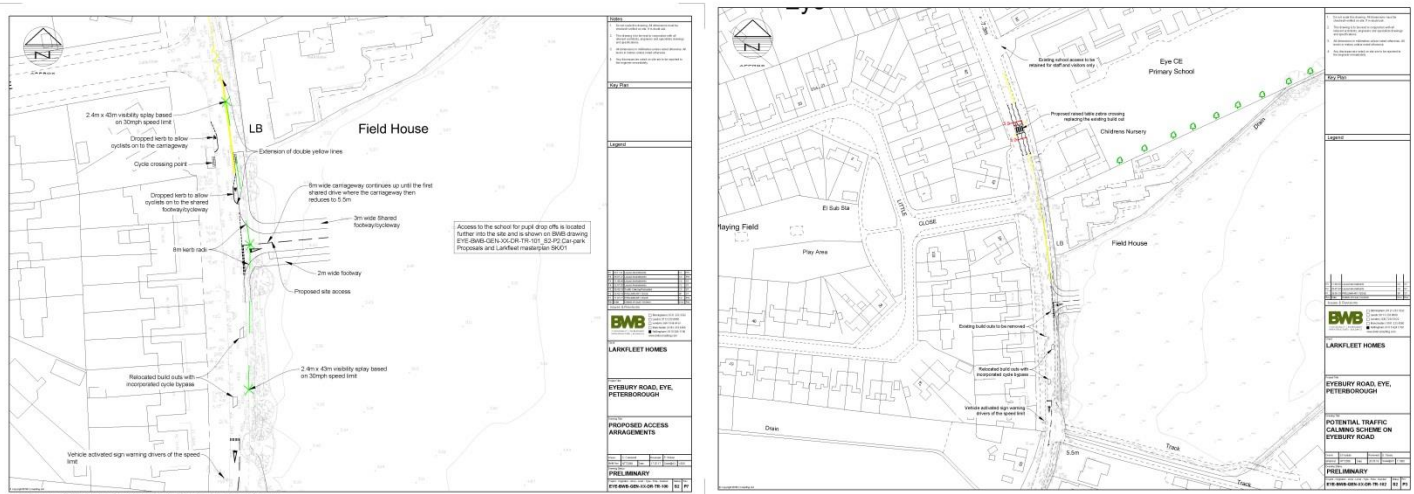
Larkfleets Flood Risk Assessment dated Oct 2017 Ref No MA10525-FRA-R01: Section 3.2.6 states:-

In order to mitigate the impact of the proposed development upon the network, AW has recommended the following:

- Upsize 112m length of 225mm diameter sewer to 650mm diameter situated on the corner of Eyebury Road and Little Close.
- Upsize 44m length of 300mm diameter sewer to 825mm diameter situated on St Michaels Walk near Eye- Little Close pumping station.

8 - I object to this application because Condition C25 has not been addressed

Prior to commencement of development Further details of the works to Eyebury Road and a timetable for its implementation, in accordance with the principles set out on EYE-BWBGEN-XX-DR-TR-100-S2 P7 and EYE-BWB-GEN-XX-DR-TR-102-S2 P3,



- Have further details been submitted and agreed for the works to Eyebury Road by Highways who raised a number of Issues at Outline Planning Application? And has a timetable been provided for its implementation? The only drawings available on the planning portal against this application are dated 11/8/20 and 3/11/21 pre the outline approval and condition C25 on 18th Dec 23 ! If so when will they be published for consultation and comment?
- Do the further design details comply with LTN 1/20?
- The traffic calming measure need to be improved, a good example would be those put in place In Glinton Village
- With regard to the current outline Application Eyebury Rd traffic calming measures plan - Site Access Arrangements Plan EYE BWB GEN XX DR TR 100 S2 P3. Larkfleets report at outline planning application includes a number of problems in its Road Safety Audit Stage 1 of BWB Transport Assessment Addendum it recommends 'Lighting levels should be checked to ensure that all proposed new features are adequately illuminated at night' (For the proposed new zebra crossing and traffic calming measures). Has this been done and approach agreed with PCC?

2.4 PROBLEM

Location – Works on Eyebury Road

Summary: Risk of collisions at night

The proposed new junction and zebra crossing, and the relocated traffic calming feature, may not be adequately illuminated at night by the existing street lighting, which could lead to an increased likelihood of collisions during darkness if kerb build-outs or other traffic movements are not clearly seen by approaching drivers.

RECOMMENDATION

Lighting levels should be checked to ensure that all proposed new features are adequately illuminated at night.

- Currently no documents or plans show any traffic calming measures around the 2 onsite school entrances and where the main street crosses the Public Right of Way / Cycle and footway

- LTN 1/20 standards of 3 Mtr Cycle way and 2 Mtr footway widths on and off site have not been complied with, this is especially important as these were put into the plan to mitigate the extra vehicle traffic generated as Eyebury Road had no potential to be improved.

9 - I object to this application on Condition C20 because No street lighting is shown for roads, footpaths, cycle ways and PROW in the Charter Plan L195/CHARTERPLAN/01 and it states TBC, also street furniture including bins and signage is not shown. This is reserved matters for final approval and they should be shown so comments can be made

10 - I object to this application because of not enough visitor parking spaces Condition C28
Parking Plan L195/PARKING/01 only shows 40 visitor parking spaces and 4 Allotment parking spaces, this will not be enough for a site of 265 houses especially in evenings, weekends and holidays



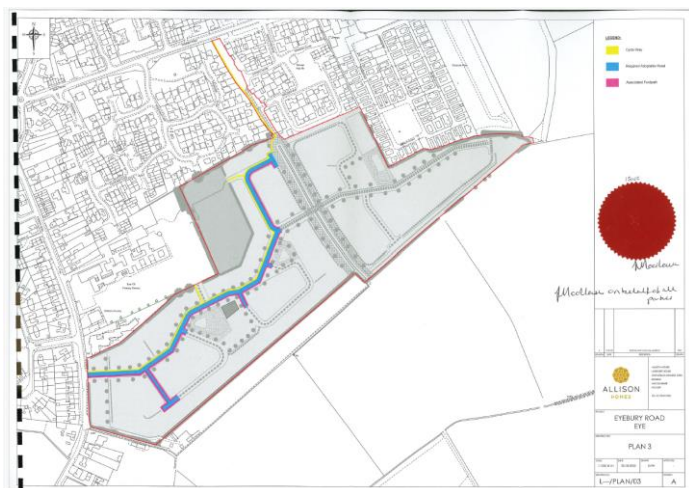
11 - I object to this application because No Broadband Fibre is shown in utilities

12 - I object to this application because of the design of Cycle ways and footpaths

The S106 agreement shows the following for the Cycle way and associated footpath, which are not shown on the connectivity Plan L195/CONNECTIVITY/01

- Cycleway leading north along the PROW to Thorney Rd (in yellow)
- Has the ownership Issue of the PROW land leading from the site to Thorney Rd been resolved?
- Footpath around southern edge of main road on the site (in pink)
- Required adopted road (in blue)

Ninth Schedule – Plan 3 Internal Cycleway and associated Footpath



It states-

- Existing PROW upgraded to 4m wide shared cycle / footway (LTN 1/20 is 5Mtrs wide)
- Connection to Site whereupon shared cycle / footway will continue south as per drawing 'Strategic Movements Plan - REV B'

The Connectivity Plan L195/CONNECTIVITY/01 does not show the PROW path details going North to Thorney Rd, when added it should be a shared cycle / footway 4Mtrs wide (note LTN 1-20 recommends 5Mtrs wide)

The Connectivity Plan L195/CONNECTIVITY/01 shows the PROW path going south through the site as existing 2Mr footpath retained, In accordance with the S106 agreement this should be a 4m wide shared cycle / footway

The Internal Drainage Board (IDB) at Outline Planning application requested the following, have they been done to IDB satisfaction?

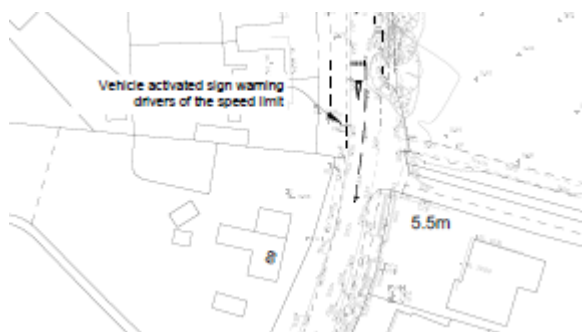
Further to our telephone conversation yesterday and my review of the following amended drawings, L---/MP/01 Rev E Indicative Masterplan, L---/POS/01 Rev B Indicative POS Areas, L---/PARAMETERS/01 Rev A Parameters Plan, and L---/MOVE/01 Rev B Strategic Movements.

I wish to make the following comments, in addition to my previous comments:

1. If at all possible I would like to see the public footpath moved from the brink of my Boards Drain to between 6m and 9m back from the brink.
2. Can the proposed new cycleway on the northern end of the Boards Drain be moved to a minimum 6m away from the open watercourse. This is to prevent any possible damage being caused when our maintenance plant access the open watercourse.
3. In principle I agree to the piping of a short section of our Tanholt Drain at the northern end, however a formal application for consent to alter this watercourse will be required and I would like to see this conditioned to ensure agreement is reached before any work commences on site, as the details regarding this work are yet to be finalised.

EYE-BWB-GEN-XX-DR-TR-104 Rev P4 - Proposed Cycle/Footway, Thorney Rd

It would be better placed further south as you enter the village

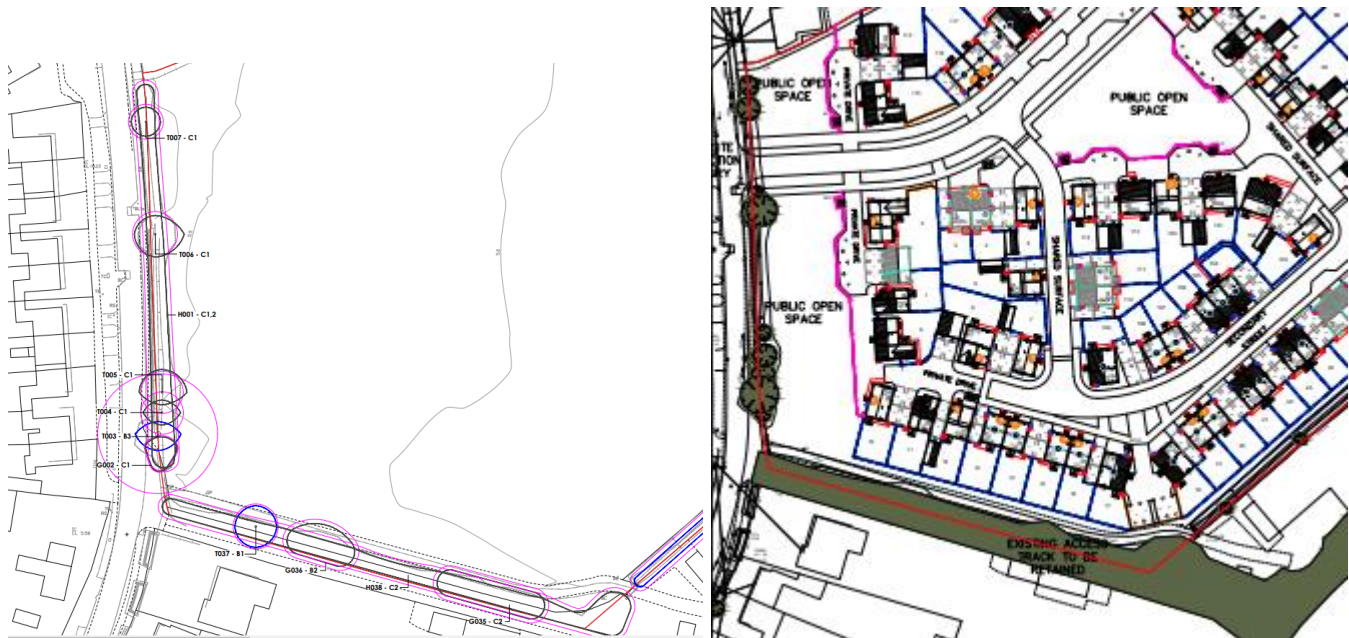


14 - I object to this application because it is not clear what the impact to the trees and hedge row on Eyebury Rd will be due to Condition C27 Vehicle to vehicle visibility splays measuring 2.4 metres measured along the centre line of the minor arm from the channel line of the major arm by 43 metres measured from the centre line of the minor arm along the channel line of the major arm in both directions shall be provided at the new junction on to Eyebury Road

- There is no document to show how this will be achieved and impact on the current hedgerow and trees, and various submitted plans still show the trees in place

Arboricultural Impact Assessment & Method Statement Feb 24 states

2.2 To the west of the site, an existing hedgerow and sporadic ash and elm trees define the site boundary adjoining Eyebury Road. The hedgerow is in poor condition, with frequent gaps, considered to be low quality (category C). The trees are predominantly ash and elm, also of low quality. T003 is a more substantial elm. The tree was contained by dense vegetation, but appeared to have a substantial stem diameter, likely being an historic tree that has suffered failure or been substantially reduced in the past. It is identified as category B3.



15 - I object to the application because no archaeology report is provided for consultation as below

Archaeology Services, Dr R Casa-Hatton Comments 8/1/21

Given the archaeological potential of the site, as indicated by the desk-based assessment submitted with this application, I would recommend that a programme of work is carried out predetermination. The programme should include a geophysical survey possibly followed by an evaluation by trial trenching to be informed by the results of the geophysical survey. All archaeological work must be carried out in accordance with relevant Written Schemes of Investigation (WSI) which are expected to fulfil the conditions specified in briefs issued by this office, unless otherwise agreed.