

DEVELOPMENT MANAGEMENT COMMITTEE 19th AUGUST 2024

Case No: 21/02793/FUL

Proposal: Reconfiguration of and extension to existing car park to provide 2 disability parking bays and 14 additional parking bays, widening of existing building perimeter path, installation of new weld wire mesh fence as well as new lamp post and replacement of external wall lighting

Location: One Leisure, Abbey Road, Ramsey

Applicant: Mr Raby – One Leisure

Grid Ref: 529432 284996

Date of Registration: 13.12.2021

Parish: Ramsey

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) as the Leisure Centre is managed by Huntingdonshire District Council

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site is located at the northern end of Abbey Road and contains Abbey College and Ramsey Leisure Centre. The buildings associated with the Leisure Centre are located to the north-east. College playing fields surround the buildings to the north, east and west. The Grade I listed Ramsey Abbey is located to the west and the site falls within Ramsey Conservation Area.

Proposal

- 1.2 This application seeks approval for the reconfiguration and extension to the existing car park at One Leisure, Abbey Road, Ramsey to provide 2 disability parking bays and 14 parking bays. The proposal also includes the widening of the existing building perimeter path, the installation of a weld wire mesh fence, a lamp post and the installation of external wall lighting.
- 1.3 This application has been accompanied by the following:
- Heritage Statement;

- Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Survey; and
 - Archaeological Monitoring Report.
- 1.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP22: Local Services and Community Facilities
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows

- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- LDF Developer Contributions SPD (2011)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. RELEVANT PLANNING HISTORY

- 4.1 21/80374/COND - Conditional Information for 18/02171/FUL: C4 (archaeology) – Discharged
- 4.2 21/80266/COND - Conditional Information for 21/01085/FUL: C4 (Tree Details) - Discharged
- 4.3 21/02531/NMA - Amendment to application 21/01085/FUL: Site boundary/ area increased by 12.6 sqm – Approved
- 4.4 21/01085/FUL - Carbon Improvements through works including the replacement of windows, doors and roof, new cladding, the provision of windcatchers on roof and new mechanical plant and an increase in non-residential floor area to accommodate a new plant room – Approved
- 4.5 18/02171/FUL – The construction of an external 3G artificial Turf Pitch (ATP) including perimeter fencing, floodlighting, associated hardstanding area and goal recess areas – Approved.

5. CONSULTATIONS

- 5.1 Ramsey Town Council – The Council unanimously supports the application, it had not received any neighbouring objections and unanimously agreed that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.
- 5.2 Cambridgeshire County Council's Highway Authority – The application is for an extension to the existing car park and other improvements. The junction for the access road with the highway is adequate for the increase in vehicles that is being catered for. Therefore, the proposal is unlikely to have any adverse effect on the public highway should Planning Permission be approved.

- 5.3 Cambridgeshire County Council's Archaeological Officer – Initially requested further information regarding any proposed sub-surface works in order to ascertain the impact on archaeological remains.

The additional documentation provided indicates that sub-surface work will be undertaken e.g. the proposed new parking sub-base and underground storage tanks which may impact on archaeological remains. Therefore due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Therefore no objections subject to the imposition of a condition on any planning permission granted.

6. REPRESENTATIONS

- 6.1 One initial letter of objection was by Abbey College, Ramsey:

The proposal will affect the Academy's future plans to Safeguard and secure the school site. In order to erect a Safeguarding fence around the school site, fencing it off from unvetted members of the public e.g. the visitors to One Leisure.

Required to improve site Safeguarding security, in line with DFE guidelines. Plans have been drawn up which show that this area of the proposed carpark extension in particular is key to the new access point between the south and north of the school site. This has been established as the only place students can move safely between the north and south of the school site. It is therefore very important to the future of the school that this objection is seriously considered.

However more recently we have received confirmation from the School that they now have no objection to extend the One Leisure car parking facilities.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan

documents (taken as a whole) that have been adopted or approved in that area”.

- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire’s Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Design, Visual Amenity and Impact on Heritage Assets
 - Residential Amenity
 - Highway Safety
 - Flood Risk and Surface Water
 - Biodiversity
 - Impact on Trees
 - Other Matters

The Principle of Development

- 7.6 The site is located within a built-up area of Ramsey, which is identified as a Spatial Planning Area within the Huntingdonshire Local Plan to 2036 and as such, Policy LP7 is considered relevant. The proposal involves alterations to an existing Leisure Centre (previously Use Class D2, now Class E). As such, Policy LP22 (Local Services and Community Facilities) is also considered relevant.
- 7.7 The proposal seeks approval for alterations to improve movement and parking at an existing leisure centre and does not involve the creation of any additional floorspace. As such, the proposed development is considered to be in accordance with the aims of Policies LP7 and LP22. Furthermore, paragraph 97 of the National Planning Policy Framework states that to provide the social, recreational and cultural facilities and services the community needs, planning decisions should ensure that facilities and services are able to develop and modernise.

- 7.8 As such, the principle of development is considered acceptable in this instance, subject to all other planning matters being addressed.

Design, Visual Amenity and Impact on Heritage Assets

- 7.9 The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan and Section 16 of the National Planning Policy Framework.
- 7.10 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD, the National Design Guide and Section 12 of the National Planning Policy Framework.
- 7.11 The proposal involves the reconfiguration and extension to the existing car park, a new permeable pathway incorporating a new gentle ramp and handrail, the installation of a new 1.8m welded mesh fence, a new lamp post and replacement external lighting at One Leisure, Abbey Road, Ramsey. The site is located within the Ramsey Conservation Area and is in close proximity to Ramsey Abbey (Grade I Listed Building).
- 7.12 The scale of the proposed car park extension and the widening of the building perimeter path are considered to be acceptable with the visual impact softened through the use of grasscrete for the proposed parking bays and the retention of existing trees. A condition would be imposed on any planning permission to ensure the retention of the existing trees and their protection during construction.
- 7.13 Furthermore, given the location of the proposed works in the northern corner of the site, screened by existing buildings and trees, the proposal would have a limited impacted on the character and appearance of the area.
- 7.14 Given the scale and nature of the proposal, the Local Planning Authority are satisfied that the proposal would not result in any

harm to setting of the nearby Listed Building nor the character and appearance of the Ramsey Conservation Area.

- 7.15 Overall, the proposal is considered to be acceptable in terms of its scale and design and would not result in harm to the character and appearance of the site, the Ramsey Conservation Area or the surrounding area and would not harm the significance of nearby Listed Buildings. As such, the proposal is deemed to be in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

Residential Amenity

- 7.16 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.17 Given the scale and nature of the proposed development and the distance to the closest neighbouring residential properties (approximately 215m to Lawrence Road) the Local Planning Authority are satisfied that the proposal would not result in any detrimental impacts on any neighbouring properties amenities.
- 7.18 As such, the proposal is deemed to be in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Highway Safety

- 7.19 The site is accessed via Abbey Road, an unclassified road subject to a 30mph speed limit. The proposal seeks to alter and extend the existing car park serving the Leisure Centre.
- 7.20 Cambridgeshire County Council have confirmed they have no objections to the proposal and conclude that the existing access arrangements are adequate enough to accommodate the additional vehicles that would be catered for. Furthermore, the proposed re-configuration and extension to the car park is considered to be of an overall acceptable configuration ensuring that vehicles enter the public highway in a forward gear and off-street car parking spaces are of acceptable dimensions.
- 7.21 As such, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

Flood Risk and Surface Water

- 7.22 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023)).
- 7.23 In this case, the application site is situated in Flood Zone 1 based on the Environment Agency Floods Maps and is identified as low risk to ground water flooding in the Strategic Flood Risk Assessment 2017.
- 7.24 Given that the site is in Flood Zone 1 and comprises less than 1 hectare of land, the sequential and exceptions tests for flooding nor the submission of a site specific flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
- 7.25 The application has been accompanied by drainage plans and construction details showing that the parking area will utilise permeable construction and proposed underground geo-cellular storage crates. The site is located within the Ramsey First (Hollow) Internal Drainage Board and both the Middle Level Commissioners and the Drainage Board have been consulted on the proposed plans although no comments have been received to date.
- 7.26 Given the low flood risk and minor scale of development, officers are satisfied that the surface water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.27 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.28 Paragraph 180 of the NPPF (2023) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

- 7.29 This application has been accompanied by a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Survey which was originally submitted to accompany an earlier application for the installation of a floodlit all-weather pitch immediately adjacent to the proposed site. It states that the site overall offers a negligible ecological value and offers recommendations to protect nesting birds, bats and hedgehogs as well as biodiversity enhancement measures including bird and bat boxes. These were conditioned and carried out as part of application 18/02171/FUL.
- 7.30 Whilst the proposal at this stage does not indicate any measures for biodiversity enhancement, given the scale and nature of the proposed development, the Local Planning Authority are satisfied that the proposal would ensure no biodiversity net loss. It is also worth noting that Local Planning Authorities records indicate no presence of protected species in the area.
- 7.31 Overall, the proposal is deemed to broadly be in accordance with Policies LP30 and LP31 of Huntingdonshire's Local Plan to 2036 and Sections 12 and 15 of the National Planning Policy Framework in this regard, subject to the imposition of conditions on any planning permission granted.

Impact on Trees

- 7.32 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.33 As previously stated, a condition would be imposed on any planning permission granted to ensure the submission of a tree protection plan for the existing trees to be retained and protected given their visual amenity and siting within the Conservation Area.
- 7.34 Accordingly, subject to the imposition of a condition regarding landscaping details the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Other Matters

- 7.35 The development area lies in an area of high archaeological potential and sits to the east of Ramsey Abbey listed as a scheduled monument (CHER ref. DCB81) and sits within the abbey's walled park and garden (CHER ref. 12329). Initially, Cambridgeshire County Council's Archaeology Team disagreed with the opinion of the submitted Heritage Statement that no significant archaeology has been found in the area.

7.36 Following the receipt of additional information which confirms that sub-surface works would be undertaken as a result of the proposed parking sub-base and underground storage tanks, Cambridgeshire County Council's Archaeology have no objections to the proposal, subject to the imposition of a condition on any planning permission granted requiring a further programme of investigation and recording.

Conclusion

7.37 The proposed development is considered to be compliant with the relevant national and local policy as it is:

- Acceptable in principle

And it:

- Is of an appropriate scale and design;
- Would not have a significantly detrimental impact upon the amenity of neighbours.
- Would not be detrimental to highway safety in the locality;
- Would not result in an increased risk of flooding in the locality;
- Is acceptable with regards to the impact on biodiversity;
- There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

7.38 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Time limit
- Approved plans
- Materials
- Tree retention and protection
- Archaeology

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CONTACT OFFICER: Lucy Pateman (Senior Development Management Officer)

Enquiries: lucy.pateman@huntingdonshire.gov.uk

From: [REDACTED]
To: [REDACTED]
Subject: Comments for Planning Application 21/02793/FUL
Date: 14 January 2022 11:23:23

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 14/01/2022 11:23 AM from [REDACTED].

Application Summary

Address: One Leisure Abbey Road Ramsey Huntingdon PE26 1DP

Proposal: Reconfiguration of, and extension to, existing car park to provide 2 disability parking bays and 14 additional parking bays, widening of existing building perimeter path, installation of new weld wire mesh fence as well as new lamp post and replacement of external wall lighting.

Case Officer: [REDACTED]

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The Council unanimously supports the application, it had not received any neighbouring objections and unanimously agreed that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.

Kind regards

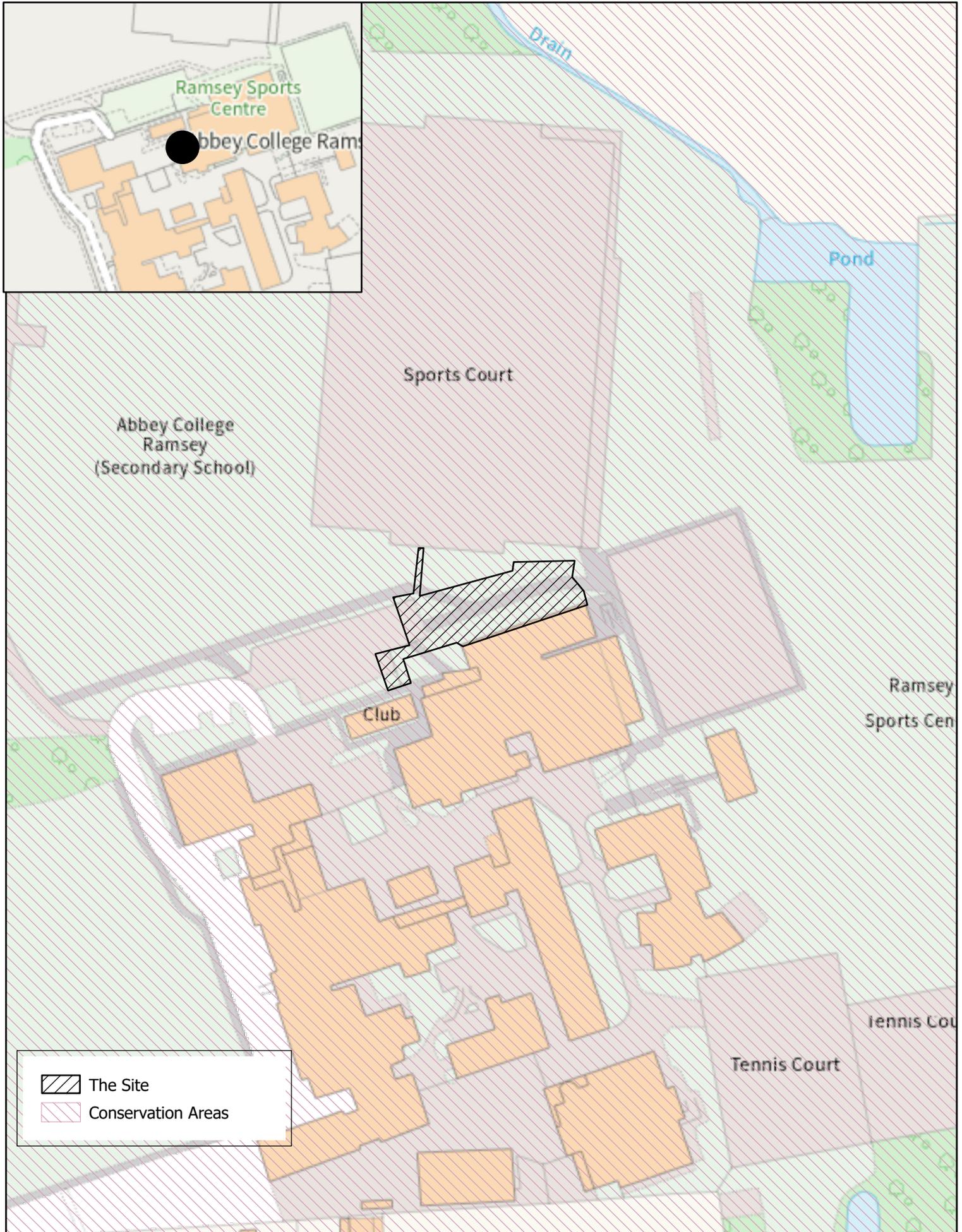
Development Management Committee

Application Ref: 21/02793/FUL



Scale = 1:1,250

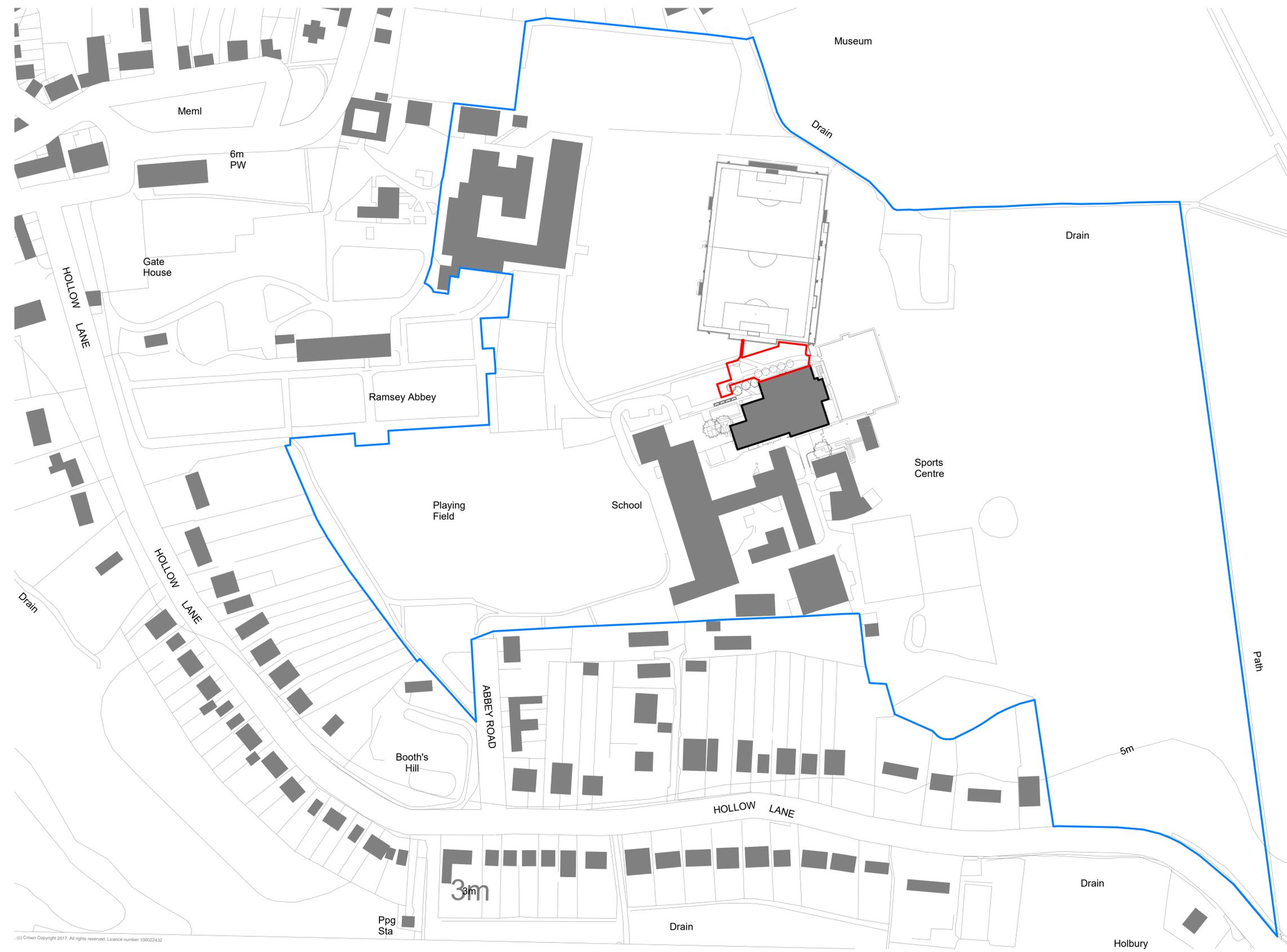
Date Created: 07/08/2024



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 - 6 It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.



- Site Boundary
- Land under same ownership



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Site Location - Car Park Ext.
1 : 1250

P1	Issued for Planning	07/12/21	JS	AO
No.	Revision	Date	Chk.	Auth.

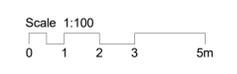
Client: Huntingdonshire DC / One Leisure
 Job: Ramsey LC - Carbon Improvements
 Drawing: Location Plan - Car Park Extension

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 office@saundersboston.co.uk

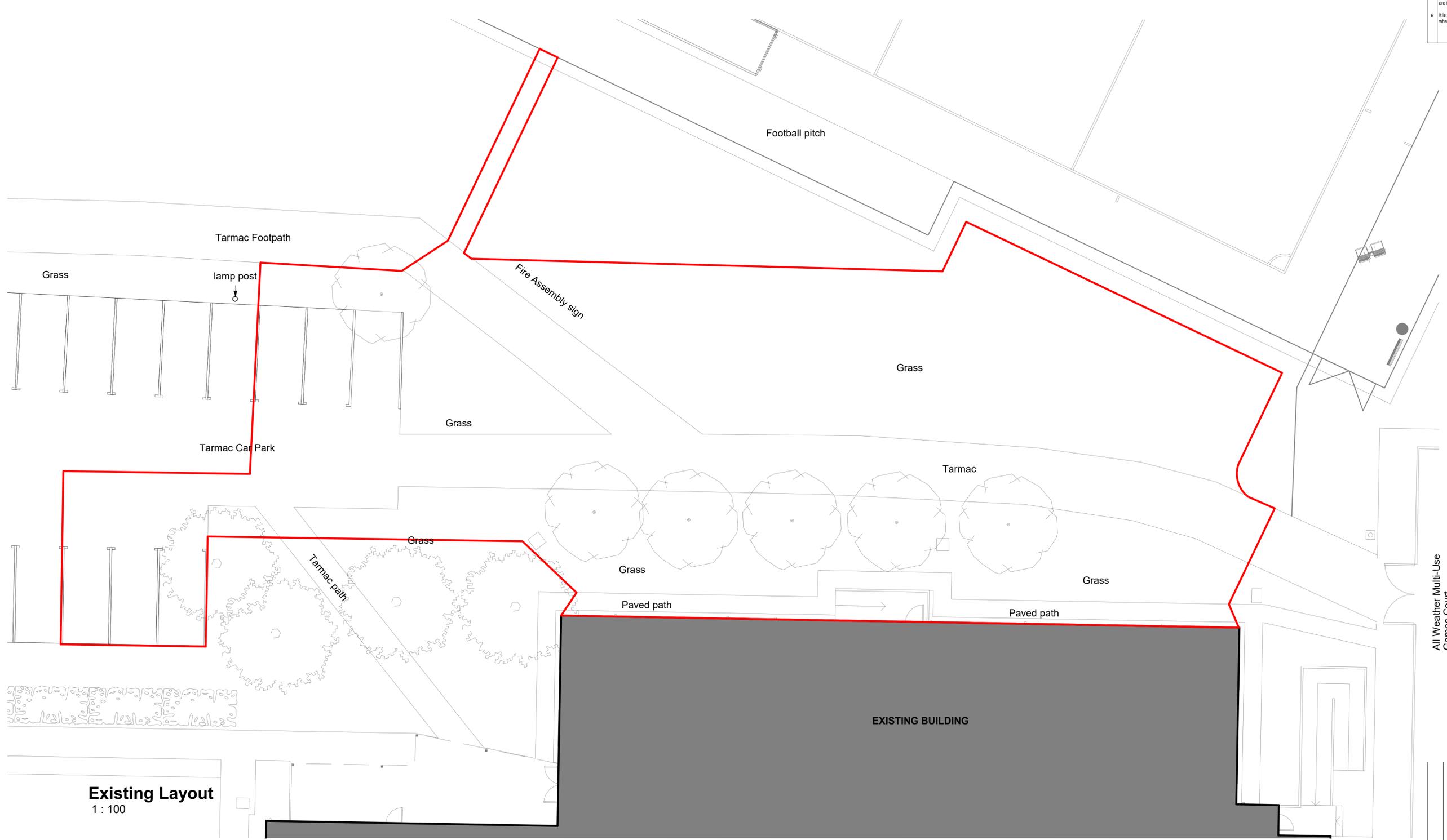
The Generator, The Gallery, King's Wharf
 The Quay, Exeter EX2 4AN
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 www.saundersboston.co.uk

SBA Project Code		Drawn		Date		Scale		Revision	
1869		AO		30/11/21		1 : 1250 @A1		P1	
Checked		JS		Suitability Code		project		originator zone level type role number	
						1869-SBA-XX-00-DR-A-500			

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— Site Boundary



Existing Layout
1 : 100

P2	Issued for Planning	07/12/21	JS	AO
P1	Draft Issue for comments	05/11/21	MNL	AO
No.	Revision	Date	Chk.	Auth.

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Huntingdonshire DC / One Leisure

Job
Ramsey LC - Carbon Improvements

Drawing
Existing Car Park - Car Park Extension

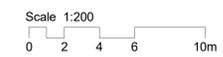
Scale
1 : 100 @A1

Revision
P2

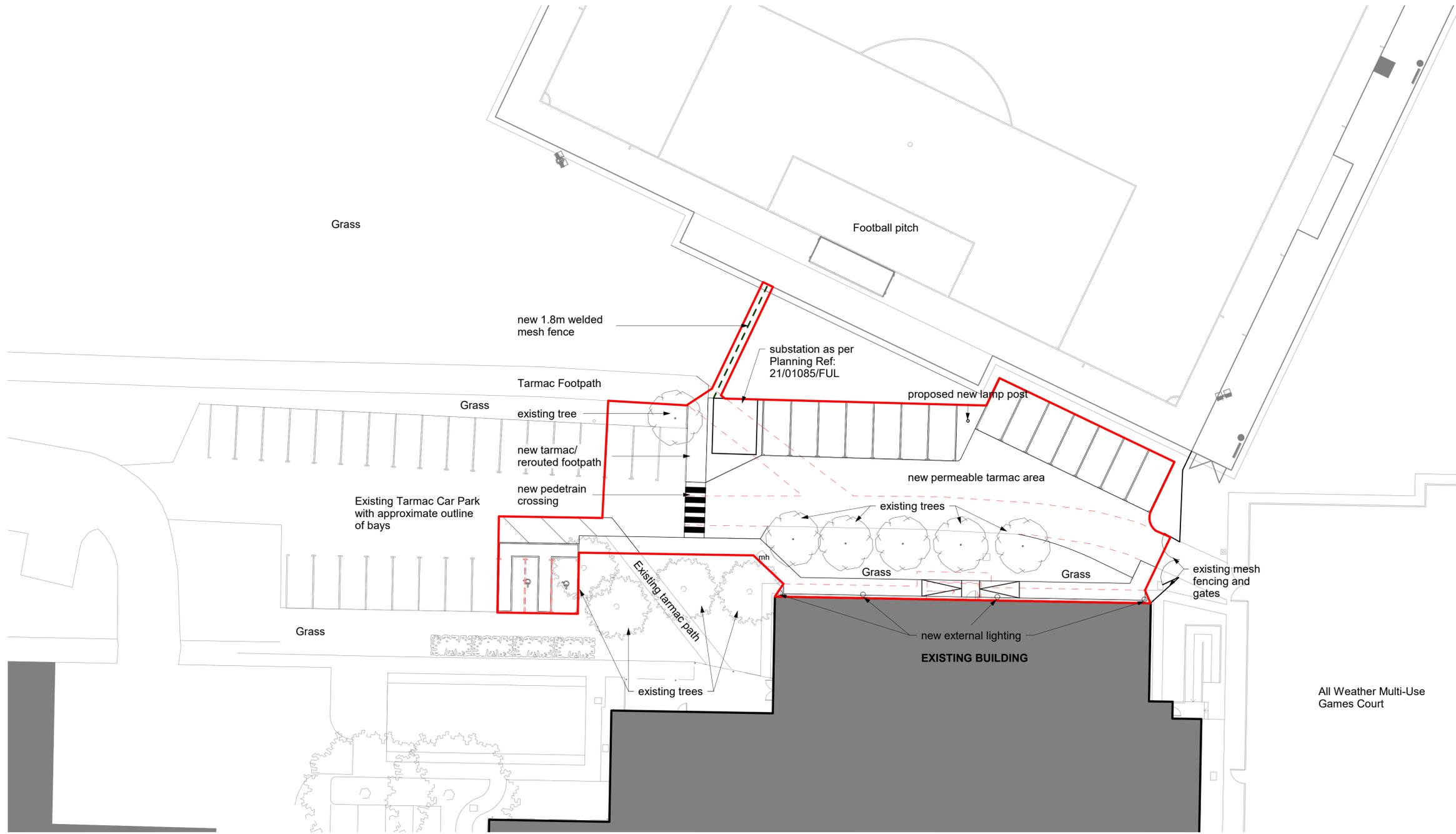
SBA Project Code	Drawn	AO	Date	04/11/21
1869	Checked	MNL	Suitability Code	

project	originator	zone	level	type	role	number
1869-SBA-XX	-00	-DR	-A	-910		

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Site Boundary



Proposed Site Plan
1 : 200

No.	Revision	Date	Chk.	Auth.
P2	Issued for Planning. Preliminary Issue date corrected. New external lighting and welded mesh fence shown	07/12/21	JS	AO
P1	Preliminary Issue	01/12/21		
No.	Revision	Date	Chk.	Auth.

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Huntingdonshire DC / One Leisure

Job
Ramsey LC - Carbon Improvements

Drawing
Site Plan - Car Park Extension

Scale
1 : 200 @A1

Revision
P2

SBA Project Code	Drawn	AO	Date	30/11/21
1869	Checked	JS	Suitability Code	

project	originator	zone	level	type	role	number
1869-SBA-XX	-00	-DR	-A	-504		



GENERAL LEGEND

— Indicative site red line boundary (0.092 ha)

SURFACES & KERBING LEGEND:

- BN** Proposed Concrete bullnosed Kerb (125 x 150mm) laid flush with surface. Refer to drawing C-005 for details.
- EF** Proposed Concrete edging – flat top (50 x 150mm) laid flush with surface. Refer to drawing C-005 for details.
- SC** Proposed Square Channel Kerb – flat top, laid flush with surface. Refer to drawing C-005 for details.
- TR** Proposed Transition Kerb – transition from existing to proposed pavement. Refer to drawing C-005 for details.
- Proposed Permeable Footpath Construction. Refer to detail C1 on drawing C-005.
- Proposed Permeable Tarmac Driveway Construction. Refer to detail C2 on drawing C-005.
- Proposed Tarmac Footpath Construction. Refer to detail C3 on drawing C-005.
- Proposed Grasscrete Car Parking Construction. Refer to Marshalls (manufacturer's detail) grassguard paving design for car park use.
- Denotes Proposed Soft Landscaping. Refer to Landscape Architect plan.

FINISHED LEVELS LEGEND:

- +20.43 Proposed Finished Ground Level
- +(20.43) Proposed Finished Ground Level to match existing level
- 1:95 Proposed Finished Surface Gradient

GENERAL DO NOT SCALE

1. The contractor shall comply with the health and safety requirements as set out in the CDM Regulations
2. All works are to be undertaken in accordance with the Building Regulations and latest relevant British Standards.
3. Conflicting information between this drawing and information given by others must be referred to the engineer before the works commence.
4. The contractor shall, before commencing the works, verify all existing outfall invert levels and site and setting out dimensions. The contractor shall be responsible for the true and proper setting out of the works and for the correctness of the position, levels, dimensions, and alignment of all parts of the works. Any discrepancies are to be reported to the Engineer
5. All products used are to be CE marked in accordance with the Construction Products Directive CPD/89/106/EEC.
6. The contractor shall be responsible for locating all existing utilities prior to commencing construction and protecting all existing services affected by the works.
7. Any unidentified hazards discovered during the progress of works are to be reported immediately to the engineer.
8. This drawing should not be used for setting out

T1	28/02/23	DT	TENDER ISSUE	DM	DM
REV	DATE	BY	SUMMARY OF CHANGE	CHK	APD
DRAWING STATUS: TENDER					
Nine Hills Road, Cambridge CB2 1GE Tel: +44 (0)1223 343 277 E: enquiries@civilistix.com www.civilistix.com					
CLIENT: ETEC Group					
ARCHITECT: Saunders Boston Architects					
PROJECT: Abbey College Ramsey Cambridgeshire					
DRAWING TITLE: Proposed Kerbs, Levels and Surfaces General Arrangement Plan					
SCALE @ A1: 1:200		CHECKED / APPROVED BY: DM		DATE: 20 / 02 / 2023	
PROJECT No: 1-595		DRAWING No: C-004		REV: T1	



PROPOSED SURFACE WATER MANHOLE SCHEDULE							
Note: Levels to be confirmed. Levels to Ordnance Survey Datum.							
MANHOLE REF	COVER LEVEL (m)approx	INVERT LEVEL (m)	MANHOLE TYPE	MANHOLE SIZE (mm)	COVER & FRAME	NOTES	BACKDROP/ CATCHPIT
SWMH 01	9.96*	9.26	PPIC	450Ø	Class C250 450x450	-	-
SWMH 02	9.98*	8.80	2	1200Ø	Class C250 600x600	-	-
SWMH 03	10.02*	8.63	2	1200Ø	Class C250 600x600	Hydrobrake discharging 2.0l/s	Catchpit
SWMH 04	10.00*	9.20	PPIC	450Ø	Class C250 450x450	-	-
SWMH 05	9.85*	9.25	PPIC	450Ø	Class B125 450x450	-	-
SWMH 06	9.85*	9.25	PPIC	450Ø	Class B125 450x450	-	-
SWMH 07	10.00*	9.12	PPIC	450Ø	Class B125 450x450	-	-

GENERAL LEGEND

— Indicative site red line boundary (0.092 ha)

GROUND INVESTIGATION LEGEND

■ Location of Trial Pit

Results as shown herein as taken from Yourenvironment, Infiltration Testing (ref: YEX3741), dated March 2022

EXISTING DRAINAGE LEGEND

⊕ SWMH — Existing Private Surface Water Drainage. (Drainage information as taken from Premier Drainage Company Ltd, CCTV Drainage Survey, date 01/02/2023)

⊖ FWMH — Existing Private Foul Water Drainage. (Drainage information as taken from Premier Drainage Company Ltd, CCTV Drainage Survey, date 01/02/2023)

DRAINAGE LEGEND

⊕ SWMH — Proposed Surface Water Drainage (diameter to be 150mm unless otherwise noted)

* — Indicates Cover level is indicative and to match proposed finished surface level

— Proposed Perforated Land Drainage (Pipe diameter to be 150Ø, max pipe gradient 1:200)

G — Proposed private trapped gully

← BIRCO 100, 0/0 150Ø — Marshall Birco 100, 0/0 base unit (C250 cast iron slotted cover) laid @ 1:100 invert (direction of fall as indicated) with Birco system junction unit (150Ø outfall) as per manufacturer.

▨ — Proposed Permeable construction

▩ — Proposed Underground Geo-cellular storage crates

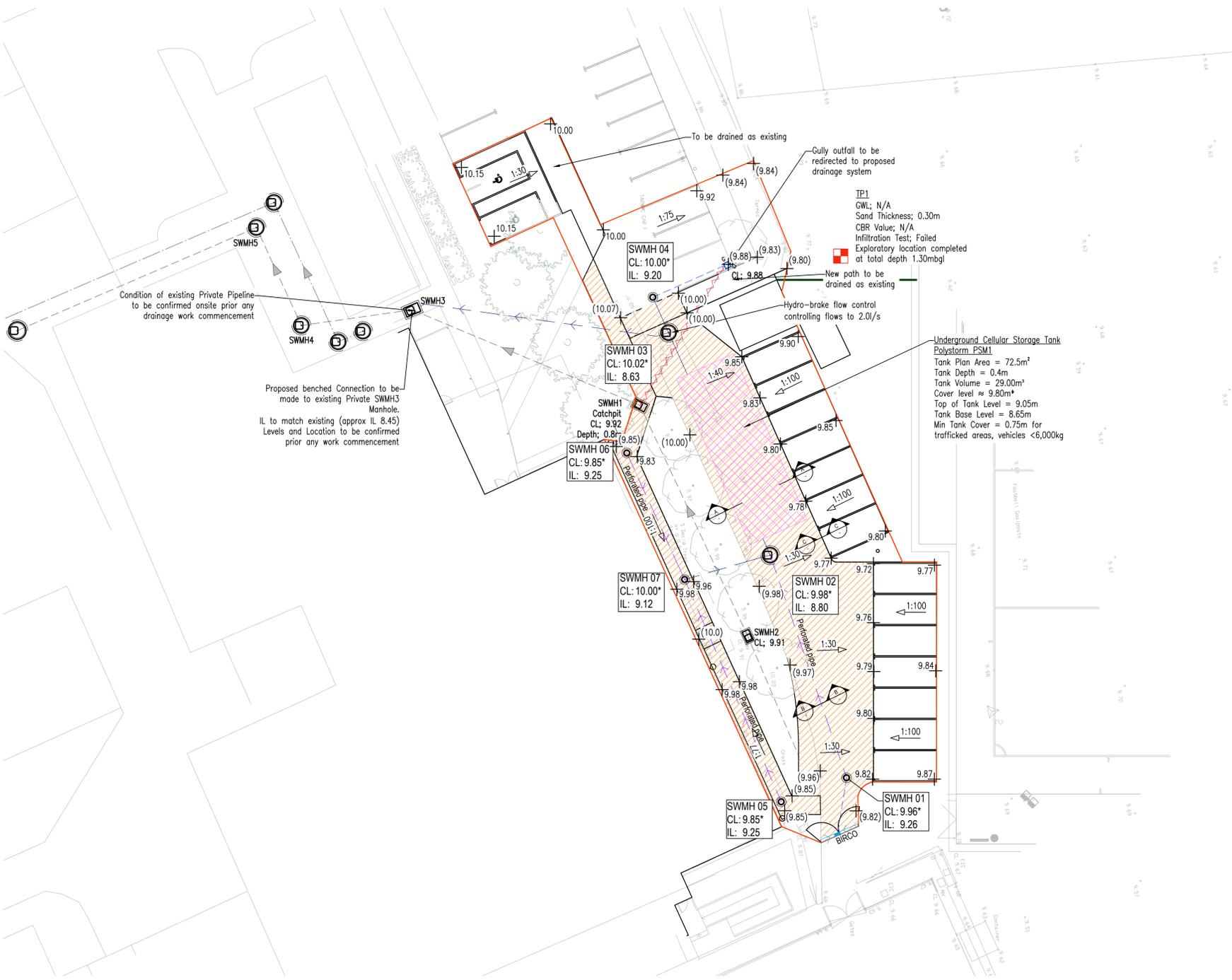
~~~~~ — Existing pipes to be abandoned

**FINISHED LEVELS LEGEND:**

+20.43 — Proposed Finished Ground Level

+ (20.43) — Proposed Finished Ground Level to match existing level

↘ 1:95 — Proposed Finished Surface Gradient

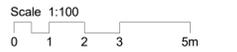


- GENERAL** DO NOT SCALE
- The contractor shall comply with the health and safety requirements as set out in the CDM Regulations
  - All works are to be undertaken in accordance with the Building Regulations and latest relevant British Standards.
  - Conflicting information between this drawing and information given by others must be referred to the engineer before the works commence.
  - The contractor shall, before commencing the works, verify all existing outfall invert levels and site and setting out dimensions. The contractor shall be responsible for the true and proper setting out of the works and for the correctness of the position, levels, dimensions, and alignment of all parts of the works. Any discrepancies are to be reported to the Engineer
  - All products used are to be CE marked in accordance with the Construction Products Directive CPD/89/106/EEC.
  - The contractor shall be responsible for locating all existing utilities prior to commencing construction and protecting all existing services affected by the works.
  - Any unidentified hazards discovered during the progress of works are to be reported immediately to the engineer.
  - This drawing should not be used for setting out

- DRAINAGE**
- All drain runs constructed with less than 600mm cover between finished ground level and crown of the pipe are to be enclosed with a minimum of 150mm Grade S14 concrete. The casing concrete is to be jointed at every pipe joint position with 20mm Flexcell board to form joint and provide joint flexibility.
  - All pipework 300mmØ or below to be vitrified clay, Hepworth Supersleeve/Supersel or similar approved. All pipework greater than 300mm Ø to be Class H concrete.
  - All SVP/SS and RWP building spurs to be 100Ø pipework laid at 1:40 for foul water and 1:80 for surface water.
  - All oil/forecourt/washdown separators to be fitted with high level alarm located within maintenance building. For ducting arrangement, refer to...
  - Installation of oil / washdown / forecourt separators to be undertaken in strict accordance with manufacturer instruction and installation details.
  - Refer to Architect and / or Mechanical & Electrical design packages for Rain Water Pipe (RWP) and Foul Water Outlet (FWO) exact setting out positions
  - All building drainage to be installed and tested in compliance with the Building Regulations Approved Document H, 2015 Edition and to be reviewed for compliance by Building Control prior to construction commencing
  - In situ concrete for use in general drainage works shall be in accordance with BS:8500 and in accordance with the recommendations of the site investigation report, and in accordance with BRE digest 1 "concrete in aggressive ground" to meet any expected sulphate conditions.
  - All gullies, channels and manhole covers are to be set 5mm lower than indicated on the drawing (i.e. 5mm lower than the adjacent surface). All drain and sewer pipes are to be laid soffit to soffit, unless shown otherwise.
  - All above-ground drainage to incorporate ridding access facilities.
  - All manhole covers and frames shall be manufactured from ductile iron and comply with BS:EN:124 and be marked 'FW' or 'SW'. They shall be non-ventilating type and have closed keyways. The minimum frame depth shall be 100mm.
  - Small lightweight access covers should be secured (e.g. with screws) to deter unauthorised access.
  - Manholes deeper than 1m to have galvanised steel step irons or fixed ladders.
  - Manhole covers within paved areas are to be recessed with paving to match.
  - Contractor to undertake a pre-construction CCTV drainage survey to confirm that no existing third party connections require maintaining or diverting through the development site.
  - Exact arrangement of Geo-cellular storage to provide sufficient access for maintenance and venting will be subject to specific manufacturer product details. It is recommended therefore, a design of geo-cellular storage is obtained from the clients chosen manufacturer prior to works commencing
  - As of Table 11, Part H of the Building Regulations ("Drainage and Waste Disposal"), all inspection chambers with cover greater than 1.2m shall utilize a restricted square 350 x 350 or circular 350Ø cover
  - All adoptable sewers to be constructed in accordance with the latest revision of "Design Construction Guidance (DCG)" and to the satisfaction of the statutory sewerage undertaker overseeing engineer

| T1                                                                                                             | 28/02/23 | DT                        | TENDER ISSUE      | DM                   | DM  |
|----------------------------------------------------------------------------------------------------------------|----------|---------------------------|-------------------|----------------------|-----|
| REV                                                                                                            | DATE     | BY                        | SUMMARY OF CHANGE | CHK                  | APD |
| DRAWING STATUS: TENDER                                                                                         |          |                           |                   |                      |     |
| <b>CIVILISTIX</b>                                                                                              |          |                           |                   |                      |     |
| Nine Hills Road, Cambridge CB2 1GE<br>Tel: +44 (0)1223 343 277 E: enquiries@civilstix.com<br>www.civilstix.com |          |                           |                   |                      |     |
| CLIENT: ETEC Group                                                                                             |          |                           |                   |                      |     |
| ARCHITECT: Saunders Boston Architects                                                                          |          |                           |                   |                      |     |
| PROJECT: Abbey College Ramsey Cambridgeshire                                                                   |          |                           |                   |                      |     |
| DRAWING TITLE: Proposed Drainage General Arrangement Plan                                                      |          |                           |                   |                      |     |
| SCALE @ A1: 1:200                                                                                              |          | CHECKED / APPROVED BY: DM |                   | DATE: 20 / 02 / 2023 |     |
| PROJECT No: 1-595                                                                                              |          | DRAWING No: C-002         |                   | REV: T1              |     |

- No. Note
- All dimensions to be verified on site by GENERAL CONTRACTOR prior to any work, setting out or shop drawings being prepared.
  - © copyright SAUNDERS BOSTON LIMITED. All rights reserved. This drawing remains the property of SAUNDERS BOSTON LIMITED at all times and may not be reproduced or copied in whole or in part without their prior written consent.
  - This drawing and related specifications are for use only in the stated location.
  - This drawing is to be read in conjunction with all other Consultants drawings and specifications.
  - Drainage has not been surveyed and any/all pipe locations and below ground drainage runs are indicative.
  - It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.



Site Boundary

**Plan Key**

- Existing grassed area
- Proposed Grasscrete
- Existing tarmac area
- Proposed enlarged tarmac area
- Existing paved footpath
- Proposed footpath extension
- New welded mesh fence
- Existing road/path edge outline

**SPECIFICATION FOR NEW WELDED MESH FENCE**

**Type:** Galvanised metal mesh panel fencing

**Post:** 80 x 60mm rectangle hollow section (RHS) with anti-tamper connectors, hot dipped galvanised to BS EN 1461. Post to be inserted 1000mm into concrete base

**Overall post length:** 2800mm

**Height:** 1800mm

**Post foundations:** min 250 x 250 x 1100mm deep concrete base

**Finish/Colour:** Galvanised and powder coated, Green RAL 6005 to BS EN 13438

All Weather Multi-Use Games Court



**Proposed Layout**  
1 : 100

| No. | Revision                                                               | Date     | Checked | Auth |
|-----|------------------------------------------------------------------------|----------|---------|------|
| P4  | Issued for Planning. New external lighting and welded mesh fence shown | 07/12/21 | JS      | AO   |
| P3  | Further updates to pathways                                            | 18/11/21 | MNL     | AO   |
| P2  | Additional parking bay added following client's comments               | 05/11/21 | MNL     | AO   |
| P1  | Draft issue for comments                                               | 05/11/21 | MNL     | AO   |

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Huntingdonshire DC / One Leisure

Job  
Ramsey LC - Carbon Improvements

Drawing  
Proposed Layout - Car Park Extension

Scale  
1 : 100 @A1

Revision  
**P4**

| SBA Project Code | Drawn   | AO  | Date             | 04/11/21 |
|------------------|---------|-----|------------------|----------|
| <b>1869</b>      | Checked | MNL | Suitability Code |          |

project originator zone level type role number  
1869-SBA-XX-00-DR-A-502