

**MAIN CASE**

Proposal: Use of land for the erection of 96 residential dwellings together with associated new public open space

Location: Land (Allotment Gardens) North West Of Regal Drive Fordham Road Soham Cambridgeshire

Applicant: Hopkins Homes Limited

Agent:

Reference No: 10/00373/OUM

Case Officer: Sue Finlayson

Parish: Soham  
Ward: Soham South  
Ward Councillor/s: Councillor Mark Duckworth  
Councillor John Humphreys  
Councillor Tony Parramint

Date Received: 20 May 2010                      Expiry Date: 19 August 2010

**[K83]****1.0      EXECUTIVE SUMMARY**

- 1.1      This application has been brought before members due to the scale of the proposal and the fact that it has been advertised as a potential departure from the Core Strategy. The application is for outline planning permission for 96 dwellings together with 0.8 hectares of public open space and a children's play area. All matters except access are reserved for future determination. Indicative layout and illustrative elevational drawings have been provided to indicate the form and scale of the proposed development. Submitted plans show the proposed access to the site, providing a priority 'T' junction from Fordham Road, with a 'ghost island' right turning lane into the site from the Fordham direction, for which road widening is required, however at the time of writing this report final details have yet to be resolved.
- 1.2      It is considered that the proposal would provide additional housing in Soham, in accordance with the requirements of the Core Strategy and Soham Masterplan. The site is listed as a preferred option in the current consultation on the Site Allocations DPD. Whilst it has not come forward together with the adjacent site to the west to provide a comprehensive whole, the proposal is not strictly speaking 'piecemeal' development, as it provides the correct amount of infrastructure and an access to the adjacent land to encourage its development from the same access, although the capacity of the proposed access to take additional traffic has not yet been fully investigated. It is considered that the proposal for 96 dwellings at a density of 29 dph

gross, or 38dph net provides a suitable use for the site, which, although only partly within the current development envelope, is surrounded by other development and relatively close to the facilities of the town centre. As such development of the land would not be out of character with the area, and any potential issues of residential amenity can be addressed when the more detailed, reserve matters application is considered. The application is therefore recommended for **Approval** subject to successful resolution of certain outstanding issues.

## **2 THE APPLICATION**

- 2.1 The application is for outline planning permission for 96 dwellings together with 0.8 hectares of public open space and a children's play area. All matters except access are reserved for future determination. Indicative layout and illustrative elevational drawings have been provided to indicate the form and scale of the proposed development. Frontage widths would be between 5.2m and 12.0m, ridge heights between 8.32m and 11m and eaves heights 5m to 6m. The proposal would include 2 parking spaces per dwelling. The application proposes 30% affordable housing, the development comprising 67 market dwellings and 29 affordable dwellings, 20 of which would be rented.
- 2.2 Submitted plans show the proposed access to the site, providing a priority 'T' junction from Fordham Road, with a 'ghost island' right turning lane into the site from the Fordham direction, for which road widening is required. Two new bus shelters and a widened traffic calming island are proposed to assist pedestrian crossing, and a new frontage footway is proposed incorporating the necessary width and road markings to accommodate the current cycle route.
- 2.3 The proposal is accompanied by the following information:
- Indicative layout plan, an illustrative aerial picture, indicative sketch elevations and plans showing the proposed access way,
  - A Design and Access Statement
  - A Draft S106 Obligation detailing affordable housing, social infrastructure and education provision contributions and public open space provision;
  - A Transport Assessment and Residential Travel Plan Assessment -
  - A Landscape and Visual Appraisal Report –
  - A Phase 1 Habitat Survey and Code for Sustainable Homes Report –
  - A Phase I and II Geo-Environmental Assessment –
  - A Flood Risk Assessment and Surface Water Management Plan –
  - A Statement of Community Involvement – detailing public involvement with proposals on the site over the last 16 months.

## **3 THE APPLICANT'S CASE**

- 3.1 The applicant's Design and Access Statement is appended as Appendix 1 to this report.

## **4 THE SITE AND ITS ENVIRONMENT**

- 4.1 The site comprises 3.3 hectares of land located to the north-east of Fordham Road, between Fordham Road and Brook Street. It is approximately 240m deep and tapers

from 160m wide at the Fordham Road frontage, to 120m wide at Brook Street. It is approximately 1 km from the centre of Soham and part within and part outside of the settlement boundary. The western section of the site was formerly used as allotment land, but has been unused for the last two years. The majority of the site is rough grassland, with a few apple and alder trees, but a small section to the north appears to be used by residents of Brook Street, where garden shrubs have been planted. Residential properties bound the site to the north, the south and to the south-west. Regal Lane industrial site borders the site to the south-east, and a large expanse of open land is adjacent to the west of the site. Boundaries are mainly native hedging to the frontage with Fordham Road, and to the west and the south-east. Other boundaries with residential and industrial properties are a mix of privet hedging, close boarded, steel paling and chain link fencing.

## **5 PLANNING HISTORY**

5.1 None relevant

## **6 REPLIES TO CONSULTATIONS**

6.1 Site notices posted and 32 neighbouring properties notified. Six responses received raising the following comments:

- Already a busy road around 9a.m and 4p.m, an estimated '70 extra' vehicles will add to the congestion, and worsen difficult access to properties on Fordham Road, increase noise and disturbance and add pollution.
- Increased car traffic will increase risk to children walking to school
- The proposed buildings will overlook adjacent properties
- Properties in Brook Street are much lower – concerns regarding potential overshadowing and loss of privacy
- Density is excessive, and development of area will ruin rural ambiance
- Higher quality residences with more garden are needed rather than affordable homes
- 3 storey terraced buildings out of keeping with surroundings
- Insufficient information to judge layout
- Concern regarding possible removal of hedgerows
- All gardens and open space should be landscaped
- Transformer should be located at Fordham Road entrance
- Drainage system will not cope with increased foul and surface water
- Mixed use development should be encouraged rather than purely residential
- Potential hazards from adjacent industrial uses

6.2 **Soham Town Council:** No concerns, happy for application to be determined by Officers.

6.3 **Environmental Health:** Reviewed Geo-Environmental Assessment, and some minor points need addressing- i.e. infilled trenches need excavating and infill disposed of and ground gas monitoring is required. If this is done then contamination conditions are required to address unexpected contamination. With regard to future layout – the public open space should provide dog bins and adequate shade for playing children. Waste will not be collected from un-adopted roads.

- 6.4 Housing Services:** Acknowledge that the proposed level of affordable housing is in accord with policy at 30%. Agree the proposed tenure split and size mix as this reflects advice given by Housing. Amendments requested to draft s106 definitions etc. If consent is granted then 20% of affordable units should be easily adapted for occupation by elderly or disabled. The layout should provide for 2 or 3 clusters of affordable housing.
- 6.5 County Highways Authority:** No objection in principle but concerns re proposed soakaways for highway drainage as permeability of site less than minimum standard required in County Specification for Housing Estate Roads.
- re *Layout:* Technical changes needed to visibility splays, junction radii etc; full details of alterations of traffic calming on Fordham Road are needed; bus shelters and stops should be agreed with the Town council who should maintain them in future; raised kerbs are required at the bus stops, and the s106 should include bus shelters and provision of Real Time Passenger Information and a commuted sum for 5 years maintenance.
  - re *Transport Assessment:* Confirmation of data re A142/A1123 roundabout is needed; and details of when survey completed, proximity of local services, expansion of computer programme data and size of houses used for the assessment. No data is included to show 5 year projections.
  - re *Traffic Impact:* Concerns that traffic travelling west along A1123 from development may use Downfield Lane, the exit of which is poor. Further information is required regarding potential increase in traffic here. Increase in traffic on Fordham road is detailed, but not its affect on the town centre. Data for the High Street is required.
  - re *Parking:* Parking for 2 vehicles per dwelling is indicated, but no parking for visitors is mentioned – 1 space per 4 dwellings is the policy requirement.
  - re *Piecemeal development:* A Transport Assessment addendum should include an assessment of the adequacy of the new junction to cope with further housing capacity on the adjacent site. Whilst a separate access is feasible to serve that site, a single access point serving both sites would be preferable from a Highways point of view.
  - re *General:* The need for a right turn lane is queried. Conditions are proposed requiring full details of the internal layout prior to commencement, road and footpath widths, provision of construction vehicle facilities to work clear of the highway, other technical points, and a Travel Plan.
- 6.6 County Archaeology Team:** Require investigation of the site, a brief for which is available from the Team.
- 6.7 Internal Drainage Board:** Expect the Local Planning Authority to consult the Environment Agency, otherwise they will comment on surface water.
- 6.8 Environment Agency:** No objection but the following points made:
- re *Flood risk and surface water drainage:* The flood risk assessment is acceptable. The surface water drainage proposals for infiltration drainage are acceptable in

principle, but to ensure sustainability they must be managed in perpetuity, therefore a condition is required regarding the requirement for a surface water disposal system based on sustainable drainage principles.

- re *Contaminated land*: the information received shows low risk to controlled waters and little contamination on the site. Condition required in respect on contamination found during construction.

- re *Foul Drainage*: Condition required to detail scheme proposed.

- re *Ecology and conservation*: Condition required to ensure landscape managed to protect the ecological value of the site.

6.9 **Anglian Water:** Re water supplies – sufficient capacity exists to serve the development. Re foul sewage system – the foul sewer cannot accommodate flows from the proposed development until the existing sewage treatment plant is upgraded.

6.10 **Access Group:** Future layout should ensure accessibility for all to parking, refuse and recycling storage, and open space and play areas.

6.11 **Natural England:** The site is 300m from Soham Wet Horse fen SSSI and 5km from Chippenham Fen and Wicken Fen SSSIs/Ramsar Sites, however it is unlikely they would be affected by the proposals. Welcome completion of the landscape and visual appraisal of the site and satisfied with conclusions that proposal will not adversely affect landscape character. If planning permission granted then wildlife enhancement should be secured through a Biodiversity management Plan for the site specifying the creation and management of the biodiversity feature mentioned in the ecology report.

## 7 **THE PLANNING POLICY CONTEXT**

### 7.1 **East Cambridgeshire Core Strategy 2009**

CS1	Spatial Strategy
CS2	Housing
CS8	Access
CS10	Soham
H1	Housing Mix and Type
H2	Density
H3	Affordable housing
S6	Transport impact
S7	Parking provision
EN2	Design
EN3	Sustainable construction and energy efficiency
EN4	Renewable energy
EN6	Biodiversity and geology
EN8	Pollution

## 7.2 **National Planning Policy**

PPS1 Delivering Sustainable Development  
PPS3 Housing

## 8 **PLANNING COMMENTS**

8.1 The site is partly within and partly outside the current development boundary. The main issues in determining this application are:

- The principle of development on site in respect of policy and the issue of piecemeal development.
- Access
- Drainage
- The character of the character of the area including ecology and landscape
- Affect on residential amenity

8.2 **The principle of development on site in respect of policy and the issue of piecemeal development:** Policy CS1 sets the spatial strategy for growth in the district, the majority of which should occur in the Market Towns of Ely, Soham and Littleport. Policies CS2 and CS10 set out the allocation strategy for growth in Soham, to accommodate development of approximately 1,730 dwellings up to 2025. In addition potential allocations will be explored on the edge of the settlement to address the shortfall of 483 dwellings. The application site comprises 3.3 hectares of land, 1.3 ha of which is within the current development envelope, and was formerly used as allotments, a use which ceased a few years ago. The remaining 2 ha of land was formerly designated as potential employment land, but was deselected on the adoption of the Core Strategy, due to the preference for 11 ha of employment land to be allocated close to the A142/Isleham Road junction. This area of the site currently has no specific designation in planning terms, but would be considered open countryside in policy terms. The Soham Masterplan shows the site proposed for residential development. The Site Allocations Options Paper, which is currently out for public consultation, identifies this 2ha of land as one of two best scoring options for housing growth for between 60-80 dwellings. The adjoining land to the west of the site (1.3ha) is shown within the same Paper, as part of a wider site encompassing other land to the west, totalling 4.2ha gross. This site is identified as a preferred option for potential housing sites within the current development envelope, suitable for between 130 and 170 dwellings. The two sites as a whole could, therefore, potentially accommodate 190-250 dwellings. Therefore whilst part of the land is outside the development envelope, the principle of residential development of the site could be supported as large scale development is directed to Soham, in policy terms, as a key sustainable settlement.

8.3 Policy EN2 seeks to ensure that development is sustainable, of good design and creates a 'sense of place'. Detailed design will be considered at the reserved matters stage, however Policy EN2 is concerned to ensure that *"piecemeal incremental development of an area with no regard to an overall plan or concept of development of a large site can result in an unsatisfactory form of development by preventing proper consideration of how various elements, such as landscaping, open space and footpaths, fit together, thus preventing a holistic approach to design. Piecemeal development schemes which would prevent adjacent land or other nearby sites coming forward – for example, by impeding future access, will also be resisted.*

*However, phased development will be supported where it is related to a comprehensive scheme/master plan which addresses overall infrastructure provision, access and internal circulation by pedestrians, cyclists and motor vehicles, landscaping, open space and play space provision and affordable housing.”*

The LP has to carefully consider all applications received, and cannot dictate when they are received or the amount of land they encompass. In this case the ideal scenario would be for the land to the west (2.9ha) to be included within this application as a large site, served by one access, however the land is in separate ownerships, and whilst some contact has been made between the parties, they appear to want to progress with separate applications. It should be noted however, that the Site Allocations Options Paper, in indicating its preferred option for development within the settlement boundary, shows the access needed to be taken from Fordham Road, on land which is the subject of this current application.

8.4 The local authority has the right to refuse the application on the grounds of piecemeal development, for not providing a comprehensive scheme. However in this instance, the developer has shown that he will provide the appropriate level of contributions towards open space, social infrastructure and affordable housing. He has also attempted to provide an element of cohesion with the adjoining site by showing on the illustrative plan submitted that access can be gained to the adjoining land from within the application site, and locating open space on the boundary with that site so that it can be added to, thus creating a much larger area. An overall Masterplan for the site would be helpful to ensure a holistic design to the site as a whole, and therefore a condition is proposed. requiring a Masterplan to be submitted addressing the issues highlighted above. Given the level of growth proposed for Soham, the fact that residential use of the site is proposed in the Soham Masterplan, and that the site is proposed as a preferred option for development within and outside the settlement boundary in the Site Allocations Option Paper, it is considered that the principle of residential development on the site should be supported.

8.5 **Access to the site:** This is the only issue that is to be determined by this application, although if approved, the principle of the residential development of the site is established. Issues of layout, scale, appearance and landscaping would be considered as reserved matters at a later stage. Policies S6 and S7 require that development should be designed to reduce the need to travel by car, provide an appropriate, safe highway network, be accompanied by a Transport assessment if the scheme has significant traffic implications, and provide adequate parking levels. The submitted scheme proposes a priority ‘T’ junction from Fordham Road, with a ‘ghost island’ right turning lane into the site from the Fordham direction, for which road widening is required. However, recent consultations with the County Highways Authority indicate that the right turn facility is not required and amended plans are awaited showing the revised proposals. Two new bus shelters and a widened traffic-calming island are proposed to assist pedestrian crossing, and a new frontage footway is proposed incorporating the necessary width and road markings to accommodate the current cycle route. Data produced in the Transport Assessment illustrates that approximately 70 additional vehicles would be generated from the site during the peak morning hour, and 75 vehicle movements would be likely between 17.00 and 18.00. Parking levels have been stated as 2 spaces per dwelling, however no provision has been given for visitor parking. Over the site this would result in 24 additional spaces, and it is considered that this issue can be addressed at reserved matters stage.

- 8.6 The Highways Authority has raised concerns, as set out in the comments reproduced in para 6.5 above, but has no objection in principle, and in respect of the potential 'piecemeal' nature of the proposal, considers that provided data is produced to confirm capacity, a single access point serving both sites would be preferable from a Highways point of view. As stated above, the access to the adjacent site is indicated in the Site Allocations Options Paper as being taken along Fordham Road, and an area of search is shown, within the area of this site. The actual location of the proposed access for this application is just to the south of the area of search.
- 8.7 At the time of writing this report the applicant had agreed to revise the proposals to address the issues raised by County Highways and revised plans and further information and data will be produced to satisfy the concerns. Members will be informed of any further information at the Committee meeting.
- 8.8 **Drainage:** Policies EN7 and EN8 aim to ensure no risk to development through flood risk or pollution. The application site is within Flood Zone 1 (low risk), but due to the scale of the proposal a flood risk assessment accompanied the application to demonstrate that there would be no risk of flood elsewhere from the proposed development. Surface water drainage is to be channelled into soakaways, and this system is acceptable to the Environment Agency, who have no objection to the proposals, but have asked that conditions be imposed in respect of their maintenance. There are concerns in respect of foul drainage, however, as Anglian Water have advised there is no space capacity in Soham, and new allocations should come forward only after 2015 (Core Strategy Pg 112). The applicant therefore proposes a package treatment plant to address this problem. Such plants are not unusual, but require the consent of the Environment Agency for their eventual discharge. A condition is imposed to address this issue. It is therefore considered that the issue of drainage for the site is effectively addressed within the application.
- 8.9 **Affect on the character of the area including ecology and landscape:** Policy EN1 and EN6 seek to ensure that proposals are of a scale and design to protect the settlement edge, protect biodiversity features, such as hedges and trees, and provide appropriate habitat for wildlife. The site is currently open grassland surrounded by hedges, and on three sides by residential and industrial development. The existing character from public view is dominated by the frontage hedge which hides the open field behind. The applicant states that he proposes to retain the hedge, where possible, although management is required, and where the access is formed, new planting will be carried out behind the required visibility splays. Natural England are happy with the landscape and visual appraisal of the site and are satisfied with the conclusions that the proposal will not adversely affect landscape character. They have requested that if planning permission is granted then wildlife enhancement should be secured through a Biodiversity Management Plan for the site specifying the creation and management of the biodiversity feature mentioned in the ecology report, this would be secured by planning condition. A key element in the detailed design of the development on the site will be the treatment of the open space and landscaping, seeking opportunities to provide for recreation and wildlife habitat.
- 8.10 **Affect on residential amenity:** Policy EN2 seeks to ensure that all development respects the character of the area and is of a scale, density and design to fit with the surrounding area and cause no significant adverse impact on the residential amenity



of existing or proposed occupiers. As this is an outline application, only illustrative plans and elevations have been produced. However the applicant has advised of the parameters of the scale and height of the proposed dwellings, which indicates that all dwellings would be at least two storey, with two and a half storey properties towards the centre of the site. Frontages would vary between 5.2m and 12.0m, and dwellings would be arranged as single detached units, semi-detached, flats or terraces. The applicant states that the illustrative drawings show how the dwellings will be of traditional design in keeping with the local vernacular, and that they have constructed other successful sites in the district.

- 8.11 As stated the site is adjacent to industrial uses. Whilst no specific hazard zone is required from the uses currently operating, the potential for disturbance from noise or other forms of pollution will need to be carefully considered when a detailed layout scheme is devised.
- 8.12 The site is bordered to the north by properties fronting Brook Street, on land which is considerably lower than the application site. The illustrative plans show the public open space to be adjacent to these properties, which would appear to be an appropriate location in order to address the level difference, however care will be needed at reserved matters stage when the final layout is considered, to ensure those properties are not adversely affected by overshadowing or loss of privacy. Similarly properties to the rear of No 47 Fordham Road will abut the site, and the design of the proposed layout must ensure they suffer no loss of amenity. It is proposed from the accompanying Design and Access Statement, and illustrative plan, that properties would front Fordham Road, to reflect the current frontage development on the other side of the road. The applicant states that the existing hedge to the road frontage will be retained where possible, and that new hedging will be created behind the visibility splays required to serve the new opening. It is therefore considered that the existing dwellings fronting Fordham Road will not suffer any loss of amenity from overlooking or overshadowing, given the road distance between them, but the increase in traffic will no doubt cause additional disturbance from noise and vehicular movement. It is considered that, provided the issues of residential amenity are carefully accounted for at the future reserved matters stage, any adverse impact on residential amenity can be minimised.
- 8.13 **Other issues:** The applicant has provided a draft legal obligation detailing the provision of public open space of 0.8 ha and a Local Area for Play. However, the Council's former guidance, which continues to direct current policy on public open space requires a Local Equipped Area for Play for a proposal of this scale, with the provision of at least 5 items of equipment. This issue has been discussed with the applicant, who has accepted this requirement. The applicant proposes in the draft legal agreement that the open space would be transferred to the Authority once completed, and consents to payment of the appropriate management fees. Additionally the S106 provides for 30% affordable housing, the tenure and mix guided by the Housing Department, and being 20 rented units, and 9 intermediate units. Social infrastructure contributions of £1,800 per unit, and education contributions of £2,765 per unit are also proposed. It can therefore be seen that the proposal is fully in accord with Policies CS7 and S4 of the Core Strategy.
- 8.14 **Summary:** Although not entirely compliant with policy, as explained above, it is considered that the proposal would provide additional housing in Soham, in

accordance with the requirements of the Core Strategy and Soham Masterplan. The site is listed as a preferred option in the current consultation on the Site Allocations DPD. Whilst it has not come forward together with the adjacent site to the west to provide a comprehensive whole, the proposal is not strictly speaking 'piecemeal' development, as it provides the correct amount of infrastructure and an access to the adjacent land to encourage its development from the same access. The capacity of the proposed access to take additional traffic has not yet been fully investigated. It is considered that the proposal for 96 dwellings at a density of 29 dph gross, or 38dph net provides a suitable use for the site, which, although only partly within the current development envelope, is surrounded by other development and relatively close to the facilities of the town centre. As such development of the land would not be out of character with the area, and any potential issues of residential amenity can be addressed when the more detailed, reserved matters application is considered. The application is therefore recommended for **Approval** subject to successful resolution of the following:

- agreement by the applicant to a LEAP on the public open space;
- a satisfactory resolution of the outstanding highway issues; and
- the satisfactory resolution of the s106 agreement.

Consequently it is recommended that the final decision be delegated to the Head of Planning and Sustainable Development Services for approval upon condition that these matters are resolved.

#### 9.0 **RECOMMENDATION APPROVAL**, subject to the following conditions:

1 Approval of the details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.

1 REASON: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.

2 REASON: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

3 A masterplan shall be submitted to and approved in writing by the local planning authority before the submission of any reserved matters which shows how the application site and 2.8ha of adjoining land to the west can be comprehensively developed. The masterplan shall include details of the following:

- (a) overall infrastructure provision;
- (b) access and internal circulation by pedestrians, cyclists and motor vehicles;
- (c) landscaping, open space and play space provision; and
- (d) affordable housing.

3 REASON: To ensure a comprehensive development of both sites to maximize the potential for a holistic approach to their development, in accordance with Policy EN2 of the East Cambridgeshire Core Strategy 2009.

4 The remediation measures contained in the Phase I & II Geo-Environmental Assessment by GEMCO dated April 2010, submitted with the application, (which include appropriate treatment of infilled trenches on the site and ground gas monitoring) must be carried out in accordance with its terms prior to the commencement of any development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of any remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

4 REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.

5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.

5 REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.

6 No development shall begin until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The archaeological work shall be carried out in accordance with the approved details.

6 REASON: To ensure that any archaeological remains are suitably recorded in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009

7 Details of the energy and sustainability strategy for the site, including details of on-site renewable energy technology, energy efficiency measures and sustainable construction methods to be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority at reserved matters stage. Such methods shall secure at least 10% of energy needed on site from decentralised and renewable or low- carbon sources. All development shall be carried out in full compliance with the agreed strategy.

7 REASON: To ensure that the development takes the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability, and to contribute to tackling climate change in accordance with Policy EN4 of the Core Strategy .

8 No development shall take place until full details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:

- 8 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009
- 9 The access shall be a minimum width of 5m, with 2m wide footways to each side.
- 9 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009
- 10 Prior to commencement of development, visibility splays of 2.4 x 90m shall be provided each side of the vehicular access. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 10 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009
- 11 Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.
- 11 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009
- 12 The proposed highway boundary(ies) shall be marked out on site prior to commencement of construction of any part of the development fronting the highway.
- 12 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009
- 13 No works shall commence on site unless/until a route for all traffic associated with the construction of the development has been provided and approved in writing to the satisfaction of the local planning authority in consultation with the Highways Authority together with proposals to control and manage traffic using the agreed route and to ensure no other roads are used by construction traffic.
- 13 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009
- 14 Prior to the first occupation of the development hereby permitted the off-site highway improvement works, DETAIL DRAWINGS, shall be completed to the written satisfaction of the local planning authority in consultation with the Highways Authority.
- 14 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009
- 15 The development hereby permitted shall not be commenced until a Travel Plan has been submitted, approved and signed off by the local planning authority in consultation with the Highways Authority.
- 15 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009
- 16 Prior to the commencement of development details of the provision of fire hydrants, or equivalent, on the site shall be submitted to and agreed in writing with the Local Planning Authority in conjunction with the Fire and Rescue Authority.
- 16 REASON: To ensure the appropriate infrastructure is in place to ensure adequate public safety provision in accordance with Policies EN2 and S4 of the East Cambridgeshire Core Strategy 2009.

17 Development shall not begin 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

Details of how the scheme shall be maintained and managed after completion.

Test results for each porosity test bore hole.

Drainage calculations to show the adequacy of each infiltration unit.

17 REASON: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity, and to ensure future maintenance is appropriate for the lifetime of the development in accordance with Policy EN7 of the East Cambridgeshire Core Strategy 2009 .

18 The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul water from the development has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

18 REASON: To ensure an acceptable method of foul water drainage and to prevent the pollution of controlled waters in accordance with Policy EN8 of the East Cambridgeshire Core Strategy 2009.

19 Prior to the commencement of development a landscape and biodiversity management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

details of the findings of the reptile survey recommended in the submitted Phase 1 Habitat Survey

details of the extent and type of new planting (NB planting to be of native species)

details of maintenance regimes

details of any new habitat created on site, including bat, bird and owl boxes

details of the treatment of site boundaries and/or buffers around water bodies.

These details shall include the retention and augmentation of the existing hedge boundaries where possible.

19 REASON: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site, in line with Policy EN6 of the East Cambridgeshire Core Strategy 2009 and Planning Policy Statement 9.

20 No development shall take place until a project management scheme detailing the phased construction of the development, including the completion of highway surfaces, footpaths and cycleways, and public open space as each phase of housing is completed, has been submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

20 REASON: To ensure that development and occupation of the dwellings proceeds in parallel with the necessary on-site and off-site infrastructure in accordance with Policy EN2 of the East Cambridgeshire District Core Strategy 2009.

## **APPENDICES**

- Appendix 1 – Applicant’s Design and Access Statement

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<b><u>Background Documents</u></b>	<b><u>Location(s)</u></b>	<b><u>Contact Officer(s)</u></b>
PPS1 PPS3	Sue Finlayson Room No. 011 The Grange Ely	Sue Finlayson Team Leader, Development Control 01353 665555 sue.finlayson@eastcambs.gov.uk