

22/00507/RMM

Land Adjacent 43

Mepal Road

Sutton

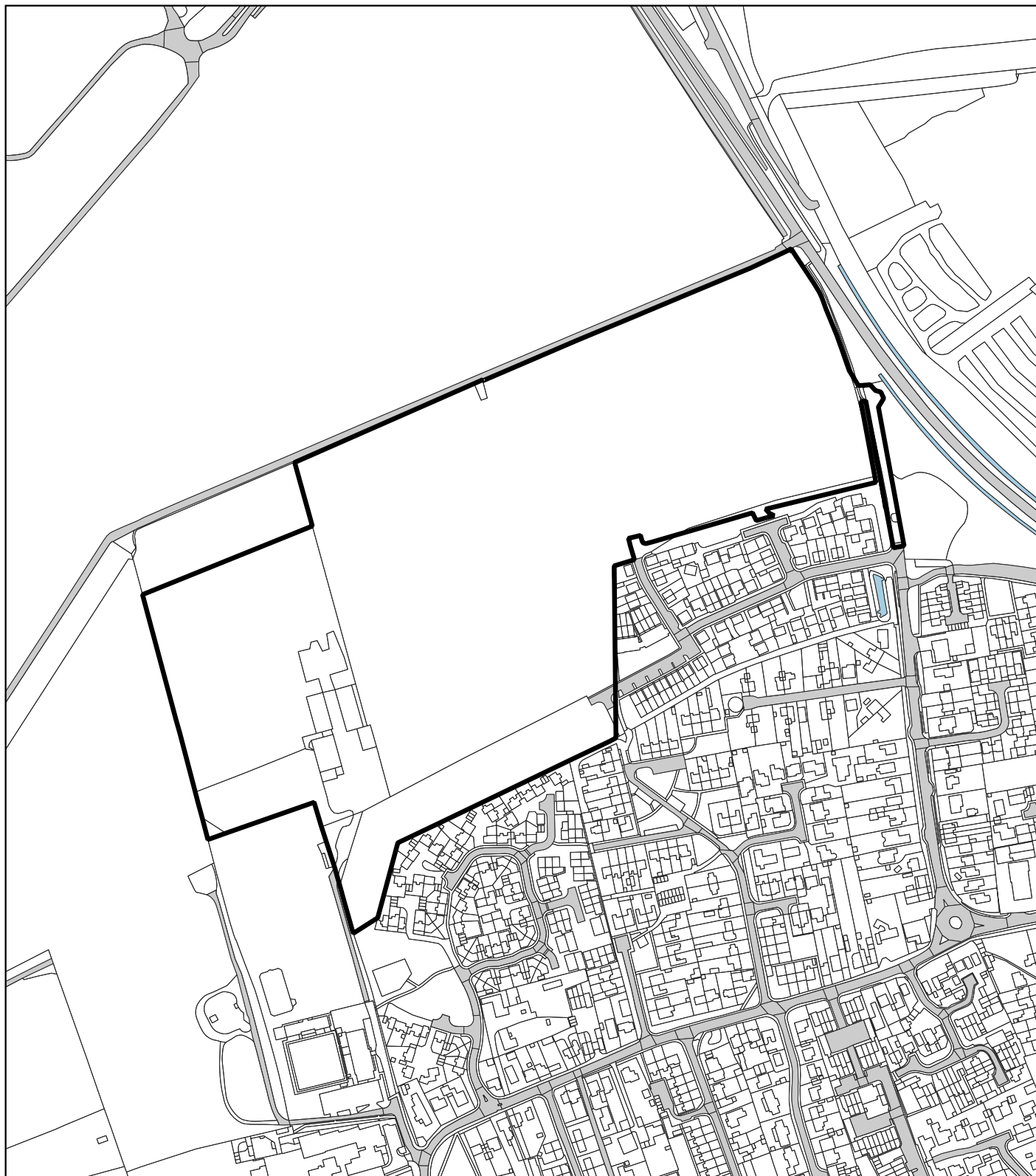
Cambridgeshire

Reserved matters for layout, scale, appearance and landscaping of 164 dwellings (excludes self-build plots), internal roads, parking, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 19/01707/OUM

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAYAUAGGG2L00>





22/00507/RMM

Land Adjacent 43
Mepal Road
Sutton



East Cambridgeshire
District Council

Date: 24/11/2022
Scale: 1:4,500



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22/00507/RMM Committee Report

Reference No: 22/00507/RMM

Proposal: Reserved matters for layout, scale, appearance and landscaping of 164 dwellings (excludes self-build plots), internal roads, parking, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 19/01707/OUM

Site Address: Land Adjacent 43 Mepal Road Sutton Cambridgeshire

Applicant: Vistry Homes Limited

Case Officer: Gavin Taylor Planning Contractor

Parish: Sutton

Ward: Sutton
Ward Councillor/s: Lorna Dupre
Mark Inskip

Date Received: 10 May 2022 Expiry Date: 31 October 2022
Report Number [X125]

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE subject to the recommended conditions summarised below. The conditions can be read in full on the attached appendix 1.

- 1 Development shall be carried out in accordance with the approved plans.
- 2 Noise mitigation scheme.
- 3 Lighting scheme.
- 4 Open space footpaths scheme.
- 5 Hedgerow and Woodland Management and Creation Scheme.
- 6 Bird and bat boxes and hibernacula delivery.
- 7 Soft landscaping implementation.
- 8 Road(s), footway(s) and cycleway(s) to at least binder course on occupation.
- 9 Private driveways prior to first occupation.
- 10 Arrangements for future management and maintenance of streets.
- 11 Emergency vehicle link provision.
- 12 Gate security

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks approval of reserved matters in respect layout, scale, appearance and landscaping for 164 dwellings and associated infrastructure. It follows the grant of outline planning permission with access committed under 19/01707/OUM. The outline permission also requires that details in respect of site-wide biodiversity, noise assessment and mitigation and an energy and sustainability strategy is also agreed either prior to or within the reserved matters submission. The applicant is therefore seeking to agree these matters within this submission as set out below.
- 2.2 The development is arranged around a central spine road which runs east to west through the site, with secondary roads serving frontage development. The secondary roads lead onto private tertiary roads serving small pockets of houses on the fringes where they face onto open space. An area is allocated to the west of the site for a further 9no. self-build/ custom-build housing as required under the outline permission. Details of these particular properties are reserved for future submission.
- 2.3 The main areas of informal open space are located along the northern and south-western edge of the development and incorporates footpaths connecting to the wider settlement to the south and to the sports pitches to the west. A Local Equipped Area of Play (LEAP) is proposed within the western side of the development and Local Area of Play (LAP) is proposed along the north-eastern edge of the development.
- 2.4 An array of SuDS features are proposed along the perimeters of the development area. A foul pumping station is proposed at the eastern edge of the site at the access. Opposite this structure, a temporary sales parking area is proposed, with the temporary sales building occupying the double garage at plot 78.
- 2.5 As part of the landscaping scheme a 2.5m high noise bund is proposed at the north eastern corner of the site which follows recommendations of the noise assessments undertaken. This is proposed to be planted out to assimilate into the wider landscaping of the scheme.
- 2.6 An area to the far north west is allocated for a burial ground, and an area immediately south of this is reserved for sports pitches, with details required to be agreed separately under conditions and S106 agreement tied to the outline permission.
- 2.7 The proposal has undergone several revisions since submission, to address matters in relation to drainage, landscaping, noise mitigation and highways. Officers have also used the services of Urban Design consultants, Place Services, to advise on urban design aspects of the scheme.
- 2.8 The application is brought to Planning Committee as it was requested by Members upon resolution to grant permission for the Outline application, that future reserved matters applications should also be considered by the Planning Committee.

2.9 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

3.0 PLANNING HISTORY

3.1

Reference	Description	Decision
19/01707/OUM	Outline planning application for the demolition of existing buildings and erection of up to 173 dwellings and provision of land for community facilities (sports pitches and burial ground), including access (not internal roads), open space, sustainable urban drainage systems and associated landscaping. All matters reserved apart from access.	Granted 12.04.2022
19/01707/DISB	To discharge Condition 19 (CEMP), and 24 (Waste Management Plan) of decision dated 12/04/2022 for 19/01707/OUM	Pending
19/01707/DISA	To discharge Conditions 13 (Contamination), 16 (Foul Water Drainage), 17 (Surface Water Drainage), 26 (Trees), and 28 (Archaeology) of decision dated 12.04.2022 for 19/01707/OUM Outline planning application for the demolition of existing buildings and erection of up to 173 dwellings and provision of land for community facilities (sports pitches and burial ground), including access (not internal roads), open space, sustainable urban drainage systems and associated landscaping. All matters reserved apart from access.	Pending

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site comprises circa 15.39 ha/30.02 acres of agricultural land and associated buildings located to the north of the village of Sutton. The site comprises a large eastern arable field and a smaller western grassland/pasture field.

4.2 Mature trees and hedgerows are scattered along its boundaries, however there is generally very little in the way of vegetation.

4.3 The site is relatively flat, with an almost imperceptible rise from approximately 22m/75 ft AOD (Above Ordnance Data) at the eastern corner to 25m/82ft AOD in the western part of the site.

4.4 To the south-east of the site lies Phase 1 which has been recently constructed by Vistry for 77 dwellings (Ref: 16/01772/FUM). The remainder of the southern boundary is defined by rear garden boundaries of properties on St Andrew's Close and The Orchards, with further residential properties beyond.

4.5 To the north, lies a farm track with further agricultural land beyond. To the west, lies agricultural fields and to the east lies Mepal Road and the A142 carriageway.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Parish - 28 September 2022

No concerns

Parish - 25 May 2022

Ward Councillors - No Comments Received

Local Highways Authority - 3 October 2022

Upon review of the latest submission documents, it is clear that considerable effort has been made by the applicant to address my previous comments, for which I am grateful. Changes have been made to the layout to rationalise the site, and while various vehicular routes through the site have been included, it is clear which is the primary route. Other routing options have been suitably set out to discourage rat-running and high vehicle speeds. This in tandem with other design choices, will contribute to a low-speed residential environment.

I therefore have no objection to this application.

However, the LPA should be satisfied that suitable vehicular access to the playing fields on the west of the site, suitable for grounds maintenance can be achieved.

The following comments are for information only and set out points which the applicant will need to take on board when preparing a Section 38 application for the adoption of internal roads. These comments are however made without prejudice to any such agreement in the near future.

- In the interest of avoiding any abortive construction works, I advise that should the applicant be granted planning approval, no construction works take place for proposed adoptable highway prior to the applicant entering into a Section 38 Agreement with the Local Highway Authority.
 - Adoption of highway will be considered only where the construction aligns with CCC's Housing Estate Road Construction Specification.
 - Where trees are planted within 5m of the highway, a root protection barrier to a depth of 1.2m is needed.
 - The temporary sales parking will need to be removed and a full height footway reinstated prior to adoption taking place.
 - Where permeable paving is used on private roads/parking, additional surface water drainage (gullies, channel drains etc.) is needed if the area in question falls towards the highway.
 - Visitor parking spaces on shared surface streets should be designed to fall away from the carriageway.
 - All new adoptable streets must now be subject to a formal 20mph Traffic Regulation Order to be promoted and implemented at the developer's expense. This will be secured as part of any S38 agreement.
- Please append the following conditions and informative to any permission granted:

Conditions

HW2A: Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on drawing 482-SK-01 Revision A in writing by the Local Planning Authority.

HW14A: Prior to first occupation or commencement of use of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

HW23A: No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Non-standard condition: Prior to the 100th occupation of the development, an emergency vehicle link shall be provided as shown on the drawing 482-SK-01 Revision A.

Informatives

Works in the Public Highway

This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Local Highways Authority - 24 May 2022

Access The main site access from Mepal Road was approved within the application 19/01707/OUM and this submission aligns with that which was approved. An emergency vehicle link has been included in the south on the site which is welcome. This link will need to be in place prior to the 100th occupation of the site so I suggest the applicant considers this when planning any phased build out. Layout In the north-west of the development, a road is provided which I understand is for future access to burial grounds. This road should therefore extend fully to the application boundary. If a through connection is no longer needed, then the footway will need to extend around the full perimeter of the turning head. No vehicular access is provided to the playing fields on the west side of the development. The applicant should ensure that the access provided (footpaths) is sufficient for playing field maintenance.

Accesses to shared private roads need to be a minimum of 5m for a short initial length (at least 8m) to allow two vehicles to pass. As such, the private roads at the following locations need to be revised: • South of Plot 101 • Private road serving Plots 167 & 177-181 The short length of carriageway, prior to the commencement of a shared space street, should be widened to 6m at the following locations, to avoid a change in carriageway width at the ramped transition: • South of Plot 122 • East of

Plot 163 Between Plots 131 and 142, the shared surface carriageway widens beyond 6m. The carriageway width needs to be consistent throughout. I recommend that the applicant revise the road layout in this location and provide suitably revised refuse vehicle tracking to demonstrate suitability. I understand that green verge has been included around the staggered junction at Plot 244 on the primary road, to act as a gateway feature. However, the result is that the footway alignment is not on the pedestrian desire line and east-west and north_south crossing will likely take place over the verge. The footway should abut the carriageway edge, similar to the junction immediately to the west. This would also contain the visibility splays within the paved footway. Otherwise, the grassed area would need to remain in private ownership except for the splay area. Should the internal roads be adopted, this highway verge will be cut no more than twice a year, and likely at different times to the adjoining green space. This maintenance arrangement is both impractical and potentially unsightly. If ECDC's waste team, advise that bin collection points are needed on private roads, these will need to be placed offline so that they do not obstruct the highway

Parking Once the temporary sales parking is removed, a full height footway needs to be reinstated. Car parking for Plot 101 needs to be re-located. It will be accessed in such a way that it is likely to cause damage to the carriageway kerbing over time and will likely require vehicles to overrun the grass verge. Similarly, the parking for Plot 225 needs to be revised so it is not accessed from a corner. This can be addressed by slightly extending the length of turning head. Where parking spaces are provided to the rear of shared surface streets, they should align with the carriageway edge and not the back of maintenance strip. Parking at the following locations therefore needs to move (by 0.5m); • Plot 107 and • Plot 133

Parking for Plot 163 will need to move so that it does not clash with the vehicular crossover. To access the western spaces as shown, vehicles will need to manoeuvre longitudinally over a footway which could pose a danger to pedestrians and result in undue wear and tear. It is unclear why a parking space for Plot 63 appears to be located in front of Plot 140. Vehicle Tracking Tracking is needed to demonstrate that two large cars can enter and exit the private road serving Plots 185-189 at the same time. Due to the angle at which the road joins the main carriageway, I am unconvinced that a car can turn left-in at the same time another is leaving. The refuse vehicle tracking is for a vehicle which I understand to be smaller than the largest in ECDC waste team's fleet. I recommend you consult them on this matter. Visibility Can the applicant demonstrate that a 25m forward visibility at the bend of the primary road within the public open space, is contained within the footway? If not, then the landscape plan will need to ensure the area needed for visibility is kept free from obstruction. Future plot owners need to be made aware of the pedestrian visibility splays and their requirement to maintain it free from obstruction from at least a height of 0.6m conveyed to them.

Surface Water Drainage I understand the drainage strategy to consist of a series of private and adoptable swales / attenuation basins which then discharge water at a controlled rate. I do not object to the principle, but the applicant should be aware of the following LHA adoption criteria: • The LHA will not adopt SUDS (except for pre-cast concrete soakaways) and will only adopt roads drained to SUDS if they are first adopted by Anglian Water, the District or Parish Council. • If roads drain to a SUDS system which is privately maintained, then the intervening piped system must first be adopted by Anglian Water. I understand the swales are for primarily for

conveyance rather than infiltrations, but an impermeable barrier may be needed between swales and highway (where the offset is less than 5m). This can be further investigated during the Section 38 application process.

Cross-sections of swales have been provided but I am unable to view a cross-section of private swales behind the footway on the primary east-west road. I would like to request such cross-sections from the applicant so that I can ensure the swales will not act as a fall hazard to pedestrians. The applicant states that this is not a suitable location for infiltration based on ground conditions. I therefore question the use of permeable paving for private parking bays. In any case, the LHA do not accept the use of permeable paving in isolation due to the onerous maintenance liabilities. Where permeable paving is used on private roads/parking, additional surface water drainage (gullies, channel drains etc.) is needed if the area in question falls towards the highway. Adoption The adoption of proposed highway will be subject to a Section 38 Agreement of the Highway Act 1980 and comments made within this response are done so on a without prejudice basis to any such agreement taking place. In the interest of avoiding any abortive construction works, I strongly advised that should the applicant be granted planning approval, no construction works take place for proposed adoptable highway prior to the applicant entering into a Section 38 Agreement with the Local Highway Authority. Adoption of highway will be considered only where the construction aligns with CCC's Housing Estate Road Construction Specification. I strongly advise that the applicant familiarise themselves with this document as some criteria can have knock-on implications for planning e.g., road gradients and building heights. Where trees are planted within 5m of the highway, a root protection barrier to a depth of 1.2m is needed, not 1m as shown in the landscape strategy.

County Highways Transport Team - No Comments Received

Lead Local Flood Authority - 20 October 2022

Thank you for your re-consultation which we received on 7th October 2022.

We have reviewed the following documents:

- Application 19/01707/OUM Planning Condition Support Condition 16 and 17, Infrastructure Design Limited, Ref: 985-00-001 Rev C
- Exceedance Details, Infrastructure Design Limited, Ref: 985-00-200, Dated: October 2022

Based on these, as Lead Local Flood Authority (LLFA) we can remove our objection to the reserved matters application.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving across parking areas and swales to collect and convey surface water to the attenuation basin before discharge into the adjacent watercourse at 18.3 l/s in all storms up to and including the 100 year including a 40% allowance for climate change.

Informatives

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should

not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Lead Local Flood Authority - 29 September 2022

Thank you for your re-consultation which we received on 14th September 2022.

At present we object to the grant of planning permission for the following reasons:

1. Pond Details and Calculations

The Pond Sections plan in Appendix C show the details of the proposed basin, and water levels during storm events up to 100 year + 40% climate change and 10% uplift on impermeable area of urban creep. The values on this plan are labelled as the FEH rainfall data. The LLFA supports the use of FEH rainfall data, as this uses up to date rainfall data and updated algorithms. However, the calculations appear to be using FSR rainfall data. This leads to a disparity in the information provided. The calculations should be updated to FEH rainfall data to ensure that the system is suitably designed in line with the information provided.

2. Exceedance Flows

It is noted that there is flooding modelled within the 100 year calculations submitted as part of the drainage strategy pack. It is acknowledged that this may not be excessive in any one manhole, however this can build up over the site. Whilst the exceedance plan indicates where these flows will generally be directed, it should be investigated where surface water would pond in in this event. Any dwellings in the vicinity of overland flood routing should be suitably raised. Until it is clear that this exceedance of the system can be managed within the red line boundary of the site, we are unable to support the application.

Informatives

Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Lead Local Flood Authority - 31 May 2022

Comments from Lead Local Flood Authority (LLFA)

Dear Madam,

Thank you for your consultation which we received on 11th May 2022.

We have reviewed the following documents:

- Planning Conditions Support Condition 16 and 17, Infrastructure Design Limited, Ref: 985-00-001 Rev A, Dated: April 2022

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the reserved matters application.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving across driveways that are not discharging into the proposed conveyance swales. Swales will then convey water to the proposed attenuation basin in the east of the site. Surface water will then discharge at a rate of 18.3 l/s into the adjacent watercourse. It's noted that as a part of the previous outline planning approval granted on 12th April 2022 (ref: 19/01707/OUM), planning conditions were set, including condition 17 which relates to the provision of a detailed drainage strategy. A discharge of condition application will need to be submitted in due course, and once this has been submitted, we look forward to reviewing the detailed drainage strategy for the development.

Informatives

OW Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

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Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Environment Agency - 27 May 2022

We have reviewed the information submitted and have no comments to add to those made at outline stage. We hope this is of assistance to you. If you have any further queries, please do not hesitate to contact us.

The Ely Group Of Internal Drainage Board - 12 September 2022

This should be Middle Level Commissioners and not us.

Middle Level Commissioners Internal Drainage Board - No Comments Received

Anglian Water Services Ltd - 13 September 2022

Thank you for your email consultation for the above reserved matters application

The foul water drainage strategy submitted with this application is acceptable to Anglian Water, which makes a reference to the condition 16 which we have responded previously recommending the discharge of condition 16

We note the applicant states the SuDS scheme may / will be adopted by Anglian Water. As yet the applicant has not engaged with us, therefore we cannot comment, at this stage, on the proposal's suitability. Anglian Water encourage the use of SuDS and if the developer wishes us to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry, please contact planningliaison@anglianwater.co.uk

Anglian Water Services Ltd - 13 May 2022

We have responded based on the submitted drainage document makes reference to these conditions however we can confirm that the foul water drainage strategy is acceptable to Anglian Water

Environmental Health - 23 November 2022

Thank you for reconsulting us on the above application with regard to amendments to some of the house types to address the noise.

I understand that this is in the form of additional windows on quieter facades and the inclusion of mechanical ventilation where openable windows are not possible without breaching acceptable internal noise levels.

I will have no concerns to raise with this approach as it complies with national guidance.

I would advise that Building Control are consulted on the mechanical ventilation to be utilised but it may be that this can be a planning condition to be discharged at a later date.

Environmental Health - 14 September 2022

I have nothing to add to my previous comments below.

Environmental Health - 12 September 2022

Thank you for consulting us on the above application.

Since I gave my last comments there has been a new [noise impact assessment] NIA uploaded to the Portal dated the 21st July 2022. This is essentially the same report submitted on the 2nd March 2022 but with some minor amendments on pages 17 and 18. The report has adjusted the number of plots with facades which require closed windows in order to meet 'reasonable' internal criteria from BS8233. This is the result of allowing 15dB mitigation from a partially open window rather than the 10dB which had been previously modelled. I have no issues to raise with this.

Figures 8 and 9 identify several plots with facades which will not achieve acceptable internal sound levels with a partially open window. However, all of these plots appear to have an alternative façade where sensitive rooms could potentially be placed. This model has included a 2.5m bund along the boundary so if you do not find this acceptable we will need to discuss this further.

I have not checked to see if there are any floor plans for these plots (included below for ease) but if there are and there are sensitive rooms (bedrooms and living rooms) on a red façade we will need to discuss this further -

Environmental Health - 13 May 2022

I have read the NIA dated the 2nd March 2022.

Figures 8 and 9 identify several plots with facades which will not achieve acceptable internal sound levels with a partially open window. However, all of these plots appear to have an alternative façade where sensitive rooms could potentially be placed. This model has included a 2.5m bund along the boundary so if you do not find this acceptable we will need to discuss this further. It has also assumed a 10dB reduction with a partially open window where I would usually assume a 15dB reduction so it is possible that some of the facades identified as needing closed windows may not require this. We can discuss this further if you advise me that sensitive rooms cannot be located/relocated on to the quieter facades.

I have no concerns to raise with regard to external amenity areas.

Natural England - 27 May 2022

Natural England has no comments to make on this reserved matters application.

Cambs Wildlife Trust - 26 September 2022

This professional ecological advice has been provided in accordance with the Service Level Agreement held with East Cambridgeshire District Council.

I have reviewed the additional ecological document prepared by James Blake Associates and uploaded to the planning portal on 1st September 2022. This provides an accurate assessment of the biodiversity implications of the development with respect to achieving a measurable net gain in biodiversity, and would appear to address the comments made in our previous advice to you dated 23rd May 2022.

The Wildlife Trust therefore has no further comments to make on this application.

Cambs Wildlife Trust - 23 May 2022

This professional ecological advice has been provided in accordance with the Service Level Agreement held with East Cambridgeshire District Council.

The submitted scheme reflects that approved at outline application, which was assessed at the time as delivering a marginal net gain in biodiversity, which was in line with adopted planning policy at the time.

A revised biodiversity net gain statement and Defra Biodiversity Metric 3.0 has been submitted with this reserved matters application. This claims a net biodiversity gain of 14%. However, on looking through the plans and associated documentation there does not appear to be any reason for the increase from 1.3% net gain calculated at the outline application stage. I've looked through the submitted biodiversity metric and identified the reasons for the discrepancy as moderate condition being assigned to areas of amenity grassland and turf within the proposed village green.

These areas will be regularly close mown and should be allocated a poor condition. I've attached the biodiversity metric with my reviewer comments and these changes added. This reduces the predicted net biodiversity gain to just over 1%, which accords with the original assessment.

While a 1% net gain cannot be considered significant and is well below the 10% figure included within the Environment Act, this is a reserve matters application. Should the Council wish for this development to achieve more by way of biodiversity net gain, more detailed landscape and habitat creation plans will be required. Opportunities for creating areas of wildlife habitat within the village green and sports fields will need to be explored and if possible an ecological management plan covering a minimum period of 30 years will be required. If the council wishes this development to achieve a significant net gain but this cannot be delivered on site then the applicants should enter into a biodiversity offsetting arrangement with a local provider.

Other biodiversity measures, including species conservation mitigation, included in the ecological assessment submitted with the outline application should be incorporated into the development design, as appropriate, and as specified in planning conditions.

ECDC Trees Team - 13 October 2022

No further comments to those made 17th June 2022

ECDC Trees Team - 17 June 2022

The submitted soft landscaping is acceptable, please condition that a Hedgerow and Woodland Management and Creation Scheme should be produced and submitted to the LPA for approval. The Woodland Management and Creation Scheme (hereafter referred to as HWMCS) is required to contain details on the following:

- 1) The areas of woodland and hedgerows to be retained and/or enhanced;
- 2) Areas where new woodland and hedgerows will be established;
- 3) The methodology for the establishment of new areas of native woodland and hedgerows; (timings and details for plot thinning and coppicing operations and removal of protective fencing/guards)
- 4) Management of existing woodland and hedgerows to enhance its amenity and ecological value; (timings and details for plot thinning and coppicing operations)
- 5) Details of responsibility for the future management of the woodland areas and hedgerows.
- 6) Details to cover a period of no less than 20 years or until decommission of the development"

Informative:

The following British Standards should be referred to as appropriate:

- a) BS: 3882:2015 Specification for topsoil
- b) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- c) BS: 3998:2010 Tree work - Recommendations
- d) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- e) BS: 4043:1989 Recommendations for Transplanting root-balled trees
- f) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

- g) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- h) BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations

As the provision of details relating to the ongoing management of new hedgerows and woodland/bulk planting areas ensures that the initial vision is deliverable, possible and managed with a continuity of purpose, to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to enhance its setting within the immediate locality in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

Design Out Crime Officers - 20 September 2022

Thank you for the opportunity to comment on this application. I can see some changes have been made. However, some of my previous comments dated 24th May 2022 still apply. Please could you provide an update for the following.

- Footpaths (Rear access) - Properties that have a footpath for access to the rear garden, such as 107/108, 109/110, 149/150 & 151. Our recommendation is for the gate to be positioned as close to the front building line as possible, shared gates are fitted with self-closers, and private gates are fitted with self-closers and lockable from both sides.

- External lighting - Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths, and parking areas/courts, should be lit with columns to BS5489:1 2020. Care should be taken in relation to the location of lighting columns with the entry method for most of the dwelling burglary being via rear gardens, especially where there is little surveillance from neighbouring properties as they can be used as a climbing aid if positioned too close to the fence/wall. Home security lights to the front and rear of the properties should be dusk to dawn LED bulkhead lights. Please note: Bollard lighting should be used as wayfinding only and not as a main source of lighting. I would like to see the lighting plan, including lux levels and calculations when available please.

Our office would be happy to discuss Secured by Design and measures to reduce the risk to vulnerability to crime prior to receiving the above-mentioned applications.

Design Out Crime Officers - 24 May 2022

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and community safety. I have researched the constabulary crime and incident systems for this location and surrounding streets covering the last 12 months and I consider this to be an area of low vulnerability to crime at present.

The proposed layout appears to be acceptable in relation to crime prevention and the fear of crime providing reasonable levels of natural surveillance from neighbouring properties with many of the homes facing each other along with defensible space to the front. Many of the homes have back to back protected rear gardens, with some parking spaces in curtilage or to the front/side of properties. The green open spaces are well overlooked. Pedestrian and vehicle routes are aligned together, is well overlooked and pedestrian safety has been considered. This should encourage some level of territoriality amongst residents.

o External lighting - Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths and parking areas/courts, should be lit with columns to BS5489:1 2020. Care should be taken in relation to the location of lighting columns with the entry method for the majority of dwelling burglary being via rear gardens, especially where there is little surveillance from neighbouring properties as they can be used as a climbing aid if positioned too close to the fence/wall. Home security lights to the front and rear of the properties should be dusk to dawn LED bulkhead lights. I would like to see the lighting plan, including lux levels and calculations when available please. Please note: Bollard lighting should be used as wayfinding only and not as a main source of lighting.

o Cycle storage sheds - Our recommendation for cycle storage sheds within accessible locations in rear gardens are provided with a ground anchor fixed to a concrete sub-base to allow the resident to secure their bike/s. We also recommend a solid secure, gold rated hasp and lock for the door.

- Landscaping - Consideration should be given to the planting of trees too close to fencing as they can also act as a climbing aid to gain entry to rear gardens. It is also important to ensure that there is a management plan in place to ensure all tree crowns are maintained and raised above 2m in height and ground planting and hedging is kept to a minimum of 1 - 1.2m in height, this will allow for ongoing natural surveillance across the development, open spaces and footpaths and to reduce possible conflict with lighting.

- Parking - There are many parking bays that have good natural surveillance from active windows. However, there are plots that do not allow the residents to see their own vehicle due the positioning of parking spaces, fencing or a brick wall, such as plots 104, 122, 134, 136, 137, 138, 144, 178, 179, 180, 181, 218, 235, 243, 248. Where possible, especially those with close board fencing, I would recommend that the fence is lowered to 1.5m with 300mm of trellis to improve the natural surveillance.

- Boundary Treatment & Rear access footpaths - Properties that have a footpath for access to the rear garden, such as; 103, 109, 213, 214, 237 & 238. Our recommendation is for the gate to be positioned as close to the front building line as possible. Plots 181-182 - Our recommendation is that a gate is placed at the entrance of the footpath to the rear of these properties. By leaving that open it will leave them vulnerable as most burglaries occur to the rear of the property. There isn't enough natural surveillance in that area to help mitigate that concern. Please ensure that any shared gates are fitted with self-closers, and private gates are fitted with self-closers and lockable from both sides

Cambridgeshire Fire and Rescue Service - No Comments Received

NHS England - 12 September 2022

Thank you for consulting Cambridgeshire and Peterborough Integrated Care System (CAPICS) on the above planning application. I refer to the above planning application and advise that, further to a review of the applicants' submission, the following comments are with regard to the primary healthcare provision on behalf of CAPICS.

The proposed development is likely to have an impact on the services of the GP Practice operating within the vicinity of the application Fenland Group Practice: Priors Field Surgery. This practice has a registered patient list size of 6026 and this development of 164 dwellings would see an increase patient pressure of 394 new residents which would require additional GP/Nurse / (Admin support) workforce to support increase in appointments: GP = 0.20 / Nurse = 0.13 and Admin = 0.38 with a resulting increase on estate demand of 26.99 sqm net internal area.

A developer contribution will be required to mitigate the impacts of this proposal. CAPICS calculates the level of contribution required, in this instance to be £98,566.44. CAPICS therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission.

In its capacity as the healthcare provider, CAPICS has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development. Assuming the above is considered in conjunction with the current application process, CAPICS would not wish to raise an objection to the proposed development. Otherwise, the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

The terms set out above are those that CAPICS deem appropriate having regard to the formulated needs arising from the development. CAPICS are satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

Sport England - 1 June 2022

Sport England commented on outline planning application ref: 19/01707/OUM by letter dated 22 May 2020, where we supported the scheme.

With regard to the submitted reserved matters, Sport England would like to make the following representations:

We support this application, as it will provide two football pitches. This scheme is also supported by Cambs FA who comment:

Cambridgeshire FA support this project and welcome an additional 2 pitch site due to demand on the recreation ground. Toilet / wash facilities would be required to facilitate football, if not within reasonable distance to the facilities on the rec.

Sport England and Cambs FA would prefer to see toilets incorporated into the scheme. It is a concern that there is no dedicated car parking for these pitches, which will result in people parking in residential areas.

Recommendation:

Sport England considers the details submitted to be satisfactory and raise no objection to this application.

Should the application be approved the following condition will be required:

(a) No development shall commence [or other specified time period] until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation [or other specified time frame - e.g. before first occupation of the educational establishment]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy **.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Housing Section - 28 September 2022

Thank you for advising us of amendments to the above application.

The Strategic Housing Team have reviewed the changes and are pleased to note that the affordable dwellings have now been more evenly distributed across the development. We do note, however, there are still no provisions to include a 5 bed affordable unit on site. If possible we would like to see an addition of a larger size unit to reflect the current Housing Register need for 5 bed affordable units and to reflect the latest SHMA data which indicates an increasing need within the District for larger properties.

We also still recommend that the "Flanders" bungalows be built to M4(2) standards.

As the number of affordable dwellings and tenure split remains the same, we do however continue to support this application.

Infrastructure & Strategic Housing Manager - ECDC - 23 June 2022

The Strategic Housing Team supports the above application as it will deliver 30% affordable housing (52 affordable dwellings) on site.

The affordable housing mix proposed is acceptable with one adjustment which is to include 1X5bed affordable rented property. I am willing to be flexible regarding which dwelling type this can be swapped with dependent on the site constraints.

We also acknowledge that the affordable dwellings are within NDS standards.

Policy HO3 states 'The affordable housing shall be physically integrated into the open market housing development by using appropriate design methods' to the west of the site there is a concentration of 25 affordable rented dwellings. In order to create a balanced community, we would recommend dispersing some of these affordable rented dwellings more evenly throughout the site.

Referring to policy HOU 1 we would also recommend the 'Flanders' bungalows are built to M4(2) standards.

Should consent be granted, I would request the s106 Agreement contains the following Affordable Housing provisions:

1. That the dwellings will be Affordable Housing in accordance with the definition contained in NPPF.
2. That the dwellings will transfer to a provider of social housing approved by the Council, either a Private Registered Provider or an alternative affordable housing provider (including but not limited to a housing trust or company, a community land trust or an almshouses society).
3. That the tenure of each dwelling will be Affordable Rent, Social Rent or Shared Ownership, and no subsequent alteration will be permitted without the Council's prior approval.
4. That the rent charged for the Affordable Rented properties will not exceed Local Housing Allowance rate for the equivalent property size.
5. That the Affordable Dwellings are constructed to DCLG, National Described Space Standards or as a minimum all new dwellings should meet Building Regulation Part M (Volume 1), Category 2, unless there are exceptional design reasons why this is not possible.
6. That the Provider will not dispose of any dwelling by outright sale (except any sale to a tenant under statutory provisions)
7. That occupation will be in accordance with a nomination agreement.
8. That these affordable housing conditions shall be binding on successors in title, with exceptions for mortgagees in possession and protected tenants.

Housing Section - 28 September 2022

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The Strategic Housing Team have reviewed the changes and are pleased to note that the affordable dwellings have now been more evenly distributed across the development. We do note, however, there are still no provisions to include a 5 bed affordable unit on site. If possible we would like to see an addition of a larger size unit to reflect the current Housing Register need for 5 bed affordable units and to reflect the latest SHMA data which indicates an increasing need within the District for larger properties.

We also still recommend that the "Flanders" bungalows be built to M4(2) standards.

As the number of affordable dwellings and tenure split remains the same, we do however continue to support this application.

Housing Section - 1 June 2022

The Strategic Housing Team supports the above application as it will deliver 30% affordable housing (52 affordable dwellings) on site. The affordable housing mix

proposed is acceptable. We also acknowledge that the affordable dwellings are within NDS standards.

Policy HO3 states 'The affordable housing shall be physically integrated into the open market housing development by using appropriate design methods' to the west of the site there is a concentration of 25 affordable rented dwellings. In order to create a balanced community, we would recommend dispersing some of these affordable rented dwellings more evenly throughout the site.

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6. That the Provider will not dispose of any dwelling by outright sale (except any sale to a tenant under statutory provisions)
7. That occupation will be in accordance with a nomination agreement.
8. That these affordable housing conditions shall be binding on successors in title, with exceptions for mortgagees in possession and protected tenants.

Waste Strategy (ECDC) – 03 November 2022

- East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances; the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).
- Provided the shared surface streets are adopted by the Highway Authority, we assume they will withstand the weight of our waste and recycling vehicles as specified in the RECAP Waste Management and Design Guide. The areas that are not intended for adoption will need to clarify the bin collection points as we will not enter these areas with a vehicle to collect therefore bins will need to be brought to where these roads meet the public highway.

- Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision (delivery and administration) of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, and 2003, as well as the Localism Act of 2011.
- Each new property requires a set of receptacles; the contribution is currently £53 per set. We would recommend the developer made the contribution on behalf of the residents. Please note that the bins remain the property of East Cambridgeshire District Council.
- Payment must be made in advance of bins being delivered; East Cambs District Council Account Number 43135897, Sort Code 52-41-19, reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.

Cambridgeshire Archaeology - 25 May 2022

Whilst we have no objection to this application for Reserved Matters, I am writing to advise that the implementation of the archaeological programme of work required against condition 28 of associated permission reference 19/01707/OUM remains outstanding. A Written Scheme of Investigation provided by the applicants' appointed contractor was received by this office on 06/05/22 which is currently in the process of being approved by this office and there is a proposed start date for the evaluation of 30/05/22 which represents the first phase of the archaeological programme. Until such time as the archaeological programme is completed the condition should be retained, or carried over to any permission intended to supersede. Please see below, the justification and condition as previously recommended for 19/01707/OUM.

Our records indicate that this site lies in an area of archaeological potential within the bounds of the former Mepal Airfield. The document submitted in support of this latest application which is incorrectly labelled as 'Archaeological Evaluation Report' on the planning portal is not an evaluation report, it is a desk-based assessment which incorporates data from the Cambridgeshire Historic Environment Record (CHER). This document correctly identifies that an evaluation of the south-eastern portion of the field (not south-western as per 7.2.1) was conducted in advance of 77 houses comprising Phase 1 of the development and revealed little of archaeological interest other than evidence of medieval and post-medieval agricultural activity in the form of ridge and furrow cultivation on varying alignments, along with small quantities of medieval and post-medieval pottery and remains relating to the airfield (CHER refs ECB5555, MCB26926). However, evaluation of a large land-parcel north of The Brook (and immediately adjacent to the south-western boundary of the area proposed for development under 19/01707/OUM) revealed part of a previously unknown settlement of Mid-Iron Age to Roman date in the north-west corner of the investigation area, in close proximity to the boundary (MCB16274). A large watering hole for cattle was excavated and found to contain large quantities of domestic refuse including Middle Iron Age and early Roman pottery, animal bone and daub with wattle impressions, with environmental evidence showing that crop processing was taking place in the vicinity. Remains dating from the Iron Age through to the medieval period were also identified to the south-west during two phases of archaeological investigations on land adjacent to Sutton Primary School (MCB17411). Whilst truncation due to activity on the former airfield is possible in

this location, if further archaeological remains do survive within the application area they are likely to be damaged or destroyed by the proposed development.

We therefore do not object to development proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG:

Archaeology

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16

CCC Growth & Development - No Comments Received

Economic Development - No Comments Received

Ambulance Service - No Comments Received

NHS England - 19 May 2022

Reserved matters for layout, scale, appearance and landscaping of 164 dwellings (excludes self-build plots), internal roads, parking, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 19/01707/OUM

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of Cambridgeshire and Peterborough Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 164 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There is 1 x GP practice within a 2km radius of the proposed development. This Practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising from the Proposed Development Health & Wellbeing Statement

As an Integrated Care System it is our ambition that every one of the one million people living in Cambridgeshire and Peterborough is able to live as healthy a life as possible and has access to the help and treatment that they need in the right place, with good outcomes and experience of the care they receive.

Cambridgeshire and Peterborough Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91.

The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes. Therefore, CIL funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing.

The NHS Long term plan requires a move to increase investment in the wider health and care system and support reducing health inequalities in the population. This includes investment in primary medical, community health services, the voluntary and community sector and services provided by local authorities so to boost out of hospital care and dissolve the historic divide between primary and community health services. As such, a move to health hubs incorporating health and wellbeing teams delivering a number of primary and secondary care services including mental health professionals, are being developed. The Acute hospitals will be focussing on providing specialist treatments and will need to expand these services to cope with additional growth. Any services which do not need to be delivered in an acute setting will look to be delivered in the community, closer to people's homes.

The health impact assessment (HIA) submitted with the planning application will be used to assess the application. This HIA will be cross-referenced with local health evidence/needs assessments and commissioners/providers own strategies so to ensure that the proposal impacts positively on health and wellbeing whilst any unintended consequences arising are suitably mitigated against. The primary healthcare services directly impacted by the proposed development and the current capacity position is shown in Table 1.

4. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by 4. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Priors Field Surgery servicing the residents of this development, would be sought from the

CIL contributions collected by the District Council.

5. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above-mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising

6. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.

7. Assuming the above is considered in conjunction with the current application process, Cambridgeshire and Peterborough would not wish to raise an objection to the proposed development.

Cambridgeshire County Council Education - No Comments Received

Technical Officer Access - 19 May 2022

Shared surfaces need tactile paving for partially sighted users. Shared surfaces are not preferred as it is not marked for the users.

Good general lighting required.

As a play area is indicated, consideration and design should include disabled users.

5.2 A site notice was displayed near the site on 1 June 2022 and a press advert was published in the Cambridge Evening News on 19 May 2022.

5.3 Neighbours – 116 neighbouring properties were notified and the 2 responses received are summarised below. A full copy of the responses are available on the Council's website;

- The additional houses would increase and support current amenities in the community
- Questions whether it would improve regularity of public transport
- Affects public views
- Affects street scene
- Groundwater issues
- Landscape impact
- Loss of privacy

- Noise sensitive
- Over bearing
- Over looking
- Over shadowing
- Loss of light
- Residential amenity
- Surface water drainage/ flooding
- Visual amenity
- Density too great

6.0 The Planning Policy Context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted East Cambridgeshire Local Plan (2015), The Sutton Neighbourhood Plan and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

6.2 *East Cambridgeshire Local Plan 2015 ('ECLP')*

GROWTH 2: Locational strategy

GROWTH 3: Infrastructure requirements

GROWTH 4: Delivery of growth

GROWTH 5: Presumption in favour of sustainable development

HOU 1: Housing mix

HOU 2: Housing density

HOU 3: Affordable housing provision

ENV 1: Landscape and settlement character

ENV 2: Design

ENV 4: Energy and water efficiency and renewable energy in construction

ENV 5: Carbon offsetting

ENV 7: Biodiversity and geology

ENV 8: Flood risk

ENV 9: Pollution

ENV 14: Sites of archaeological interest

COM 4: New community facilities

COM 7: Transport impact

COM 8: Parking provision

6.3 *Cambridgeshire & Peterborough Waste and Minerals Local Plan 2021 ('CPWM')*

Policy 14: Waste management needs arising from residential and commercial development

6.4 *Sutton Neighbourhood Plan 2019 ('SNP')*

Policy NP2 – Protecting and Maintaining Features of Landscape and Biodiversity Value

Policy NP3 – Sutton Development Envelope

Policy NP4 - Land north of The Brook and west of Mepal Road

Policy NP7 – Housing Mix

Policy NP8 – Preserving the Historic Characteristics of Sutton

Policy NP9 - Protecting existing services and facilities

Policy NP12 – Sport and Recreation Facilities

6.5 *Supplementary Planning Documents ('SPD')*

- East Cambridgeshire Design Guide
- Developer Contributions and Planning Obligations
- Flood and Water
- Contaminated Land
- Natural Environment
- Climate Change
- RECAP Waste Management Design Guide

6.6 *National Planning Policy Framework 2021 ('NPPF')*

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

6.7 *Planning Practice Guidance ('PPG')*

- Noise

ProPG: Planning and Noise for New Residential Development, May 2017 (ProPG)

7.0 PLANNING COMMENTS

7.1 Officers consider that the main issues in the determination of this application are;

- Principle of Development
- Housing mix
- Layout
- Scale, Appearance and Landscaping
- Residential Amenity
- Biodiversity and Ecology
- Flood Risk and drainage
- Historic Environment/ Archaeology
- Energy & Sustainability
- Other Material Matters

7.2 Principle of Development

7.2.1 The site is subject to extant outline planning permission under 19/01707/OUM as set out in the history section above. Notwithstanding, the Sutton Neighbourhood Plan allocates the site under NP4 for development as follows;

- i) Approximately 250 homes, providing a mix of house types and sizes from starter homes to family homes and retirement homes to meet the requirements of the village;
- ii) integrated and expanded community facilities including:
 - a) a new village green, all weather pitch and sports pitches located adjacent to the existing facilities at the primary school and Brooklands Centre;

- b) areas of play for infants, juniors and youths at appropriate locations throughout the development in accordance with adopted guidelines;
- c) the provision of land for a burial ground on-site, or the facilitation of provision at a suitable location elsewhere in the village;
- iii) the retention of existing landscape features and provision of new extensive landscape and wildlife areas and landscape screening from the A142;
- iv) safe routes for pedestrians and cyclists from the site to the village centre (through The Orchards), primary school and recreation facilities (through Stirling Way); and
- v) vehicular access from Mepal Road.

7.2.2 The southern section of the allocation has already been built out under 16/01772/FUM for 77 dwellings (see history section above). It is considered therefore that the overriding principle of development is acceptable.

7.3 Housing mix

7.3.1 The site comprises the following housing mix;

8no. 1-bedroom dwellings
 37no. 2-bedroom dwellings (including 4no. bungalows)
 63no. 3-bedroom dwellings
 56no. 4-bedroom dwellings

7.3.2 The Sutton neighbourhood Plan (para. 8.11) notes that Sutton has a smaller proportion of two-bedroomed homes than the other designated “Larger Villages” in the Local Plan. Consequently, Policy NP7 seeks to ensure that Housing development contributes to meeting the needs of the village, particularly in the need for two bedroomed dwellings as well as the needs of an ageing population looking to downsize into homes suitable for lifetime occupation.

7.3.3 The latest Strategic Housing Market Assessment (SHMA) published in 2021 sets out a suggested mix of housing - both market and affordable, in order to meet likely future housing needs in the Cambridgeshire and west Suffolk region.

7.3.4 The SHMA indicates that in respect for market homes, there will likely be a highest need for 3-bedroom dwellings (40-50%), followed by need for 2-bedroom and 4-bedroom dwellings (both 20-30%), with an affordable housing mix requirement identifying a higher percentage of 2-bedroom dwellings (35-45%), followed by 3-bedroom (25%-35%), then 1 bedroom (15-25%) and finally 4+ bedroom (5-15%).

7.3.5 It's considered that the mix broadly aligns with this, with the majority of housing proposed to be 3-bedroom, with 2-bedroom and 4-bedroom being the next most common with between 23% and 34% of the dwelling types and 1-bedroom accounting for c.5% of the site. In respect of affordable housing mix however; 2-bedroom dwellings account for c.28% of the mix, with 3-bedroom (14%) and 1-bedroom (8%) and 4-bedrooms around 2% of the total provision.

7.3.6 The Council's housing team has confirmed that they are supportive of the scheme, confirming that the mix is acceptable. Whilst they have sought a single 5-bedroom affordable dwelling for this site, the applicant has declined to provide this, advising

that in discussions with registered providers, this is not something that they would be seeking at this time. Whilst there therefore appears to be a contradictory position between parties, it is not considered that it would be reasonable to refuse the application solely on the basis of this. It does nonetheless carry some negative weight.

7.3.7 On balance however, it is concluded that the housing mix generally accords with the SHMA evidence and would also secure a substantial number of 2-bedroom dwellings, in accordance with the ambitions of the Sutton Neighbourhood Plan.

7.4 Layout

7.4.1 Policy COM 7 of the Local Plan requires that all development must ensure a safe and convenient access to the public highway. It also requires development to be designed in order to reduce the need to travel, particularly by car and should promote sustainable forms of transport appropriate to its particular location.

Policy COM 8 of the adopted Local Plan requires development proposals to provide adequate levels of car and cycle parking.

7.4.2 The use of a main spine road with a hierarchy of secondary and tertiary roads throughout the site enables good movement and connectivity. The application is supported by tracking details which demonstrate refuse collection and fire appliances would be able to satisfactorily manoeuvre within the site. In this regard, bin collection points are located at the end of private drives, where they meet adopted highway which accords with RECA guidance.

Each dwelling would accommodate at least 2 parking spaces in-line with COM 8, with the exception of the 1-bedroom maisonettes which is not anticipated to be severely harmful and follows previously approved scheme for similar developments in the district. Notwithstanding this, visitor parking bays are also located across the site to provide additional off-street parking. Furthermore, cycle parking is provided, either within the garages, or through cycle sheds located in rear gardens.

7.4.3 Excluding the c3.8Ha site reserved for community facilities (sports pitches) and the burial ground, the average density of dwellings is c.16dph - with a tighter concentration of dwellings toward the core of the development area and a looser, less regimented arrangement of dwellings along the fringes of the site, adjacent to the areas of open space.

7.4.4 A network of paths provide access to the wider areas of informal open space and the LAP at the north east, as well as the formal sports pitches to the west. A road including footpath also provides direct access to the future burial ground and community facilities to the north west of the site. Connections leading south into the Phase 1 scheme, Stimpson Street, Stirling Way and the Orchard Way estate ensure good permeability into the established built settlement and would encourage sustainable modes of travel to local services and facilities. It is recommended to secure further details in respect of the widths and surfacing for the footway links within the open space, in order to ensure they cater for multi-modes of travel and mobility. Notwithstanding, the layout is considered to follow the concept statement as set out under Policy NP4 of the Sutton Neighbourhood Plan.

7.4.5 The site is also connected to the wider development to the south by an emergency access road. This road would be available for pedestrians and cyclists, but

restricted to emergency vehicle access only ensuring that access would still be available in emergencies, should the main vehicular access be cut off for any reason, in-line with the County Council's current Highways design guide.

7.4.6 Whilst the Access Group has raised concerns over the use of shared surfaces, which are proposed to serve secondary routes and private driveways, this is a common design feature, providing legibility in street hierarchy. Notwithstanding, the main spine road and that leading to the burial ground and community facilities accommodated footpaths on both sides.

7.4.7 In conclusion, the proposed layout, provision of formal and informal open space and connectivity to the wider settlement are considered to be satisfactory and would accord with the aims of NP2 and NP4 of the Sutton Neighbourhood Plan and policies COM 4, COM 7 and COM8 of the Local Plan.

7.5 Scale, Appearance and Landscaping

7.5.1 Policy ENV 1 of the Local Plan 2015 requires new development to provide a complementary relationship with existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlement. Policy ENV 2 of the Local Plan 2015 requires that new development should ensure its location, layout, form, scale and massing and materials are sympathetic to the surrounding areas. NP2 of the Sutton Neighbourhood Plan seeks to retain existing features of landscape and biodiversity value. Paragraphs 127 and 130 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history. The NPPF indicates that development should be refused which fails to improve the character and quality of an area and the way it functions.

7.5.2 The development relies on 14 house types and a mixture of buff blend, and red-blend facing brick, render finish and grey and red roof tiles. Most properties incorporate canopies or porch roofs. A number of properties also incorporate chimneys and these are mainly located at the north east end of the site and will therefore be most visible from the approaching A142 Mepal Road and when entering the site. Further negotiation with the applicant has also been undertaken in respect of introducing 'blind' or 'tax' windows to certain elevations, where facets would otherwise be a mass of continuous brickwork. This is considered to be an effective way to add interest to these elevations when viewed from the public realm.

7.5.3 The dwellings are primarily 2-storey, with the exception of a grouping of 4 no. bungalows to the north, mid-section of the site and 4 no. 3-storey properties (with room in the roof) set along the northern side of the spine road. The range of dwelling types provides varying ridge which adds interest to the roofscape of the development. Corner-turning units are located at junctions to ensure a coherent flow of built-form throughout the scheme and rendered properties are also positioned at key junctions, acting as way marker buildings to improve legibility throughout the site.

7.5.4 The proposed dwellings are provided sufficient space to prevent them from appearing cramped, and the positioning of the dwellings creates openness within the site with garden areas and driveways breaking up the built form.

- 7.5.5 The spine road is proposed to be lined with trees along the back-edges of the footpath and further tree planting is proposed around the SuDS features and throughout the areas of open space to provide shade and visual amenity. The site would also benefit from hedgerows and shrub planting and wildflower planting which, with the trees and green space would enhance the overall area and assimilate the site into the wider countryside, with its continuance secured through a condition for a long-term Hedgerow and Woodland Management and Creation Scheme as recommended by the Council's Tree Officer.
- 7.5.6 A 2.5m high bund with planting is proposed at the northeast corner of the site, primarily to act a noise defence but will also partially screen the site and soften its visual impact when approaching from the north east.
- 7.5.7 It is considered that the general design of the development would complement and enhance the adjacent developments to the south and through established soft landscaping, would assimilate successfully into this fringe site where is transitions from urban to rural countryside. It is therefore considered that the development would accord with the aims of Policy ENV 2 of the Local Plan 2015, NP2 of the Sutton Neighbourhood Plan and paragraphs 127 and 130 of the NPPF.
- 7.6 Residential Amenity
- 7.6.1 Policy ENV2 of the Local Plan requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers and that occupiers of new dwellings enjoy high standards of amenity. This policy accords with Chapter 12 (particularly paragraph 130) of the National Planning Policy Framework (NPPF) which aims to achieve high standards of amenity.
- 7.6.2 The developed area of the site is separated from existing properties by areas of open space and SuDS features, with the closest dwelling to an existing curtilage of c.18m and it is considered highly unlikely that residents would experience any severe overlooking, overshadowing, loss of light or overbearing from the development. Likewise, having regard to the design, orientation and separation of the proposed dwellings, the residential amenity of future occupiers would also be safeguarded.
- 7.6.3 The development would provide sufficient room for wheeled bin storage for each property and adequate access on site to enable future occupiers to present their bins for weekly collection in accordance with current RECAP waste management guidance.
- Site Security*
- 7.6.4 The police's designing out crime team has reviewed the proposals and made recommendations, mostly in respect of improving surveillance e.g., through re-positioning some parking spaces as well as positions of gates serving rear gardens - to prevent creating tunnels and serving these with self-closing and lockable gates they've also sought to understand the lighting scheme for the site.
- 7.6.5 The applicant has undertaken revisions to some of the gate positions which mostly addresses the Police's concerns and generally removes the possibility for people to hide down passageways. The applicant has advised that lighting is a matter yet to

be finalised and would accept a planning condition to secure this detail at a later point, which is considered to be reasonable, given that the adopted road design process undertaken with the LHA would also influence specification and locations of street lighting. Furthermore, private street lighting would also require consideration, to ensure that it provides adequate light whilst not adversely affecting the wider countryside setting. The Police has recommended that shared gates are fitted with self-closers, with private gates fitted with locks on both sides. This can be reasonably secured by planning condition.

- 7.6.6 It is considered that, subject to the above, the development would incorporate measures to create safe environments addressing crime prevention and community safety in accordance with Local Plan policy ENV 2 and NPPF Chapter 12.

Noise

- 7.6.7 One of the most notable constraints of the site is the A142 Mepal Road which generates traffic noise levels which requires mitigating, in order to achieve acceptable living environments. The most affected area is that closest to the access and 11 dwellings in total are affected.

- 7.6.8 The applicant has undertaken extensive modelling of the site to fully understand the constraints and opportunities associated with noise mitigation, in accordance with the requirements of condition 23 of the Outline permission. Firstly, as noted above, the introduction of an earth bund at the north east corner of the site will defend traffic noise at ground level, ensuring that internal noise levels and external garden levels for all dwellings are within acceptable levels – meaning that occupiers can open windows at ground level in all properties and enjoy rear private amenity areas, without experiencing unacceptable levels of noise nuisance. The details of the noise bund, including planting plans are considered to be acceptable and satisfies condition 21 of the Outline permission, subject to its installation prior to occupation of the development.

- 7.6.9 Despite this mitigation however, a number of dwellings along the fringes at the north east are affected by noise at first-floor level, which exceeds acceptable internal noise levels in accordance with current guidance, which seeks to achieve internal levels no higher than 35dB. The modelling indicates that levels could be exceeded by up to c.7dB on some facets.

- 7.6.10 The modelling also shows that if 2-storey dwellings were not located along the eastern edge of the site, noise would penetrate deeper onto the site, absorbing around 30% of the total developable area. As such, it is concluded that the layout as proposed is necessary in order ensure that the site allocation and the quantum envisaged can come forward. It does however mean that a degree of compromise is required, whilst ensuring that acceptable internal noise levels are achieved in-line with ProPg noise guidance and the guidance as set out in the PPG.

- 7.6.11 The developer has sought to revise some of the dwellings, mostly to include additional windows in facets serving bedrooms, in order to enable openable windows for these rooms where possible and which achieve acceptable internal noise levels and will allow occupiers to naturally cool/ ventilate rooms. Furthermore, glazing is proposed to be upgraded on some windows to further reduce noise. However, this is not practical on all dwellings and as such, some bedrooms will rely

on mechanical means of extraction, with windows closed most of the time, in order to manage noise. Having regard to the modelling, it is anticipated that of the 11 dwellings seriously affected, 23 of the bedrooms will rely on this method of noise mitigation/ ventilation. The PPG states that façade sound insulation with an alternative means of ventilation is a valid form of noise mitigation.

7.6.12 It is considered that relying on such methods does not necessarily secure high quality living environments, with occupiers unable to open windows to connect to the outside world or to naturally ventilate, which can lead to isolating living environments. However, in this instance, it has been established that the affected dwellings are necessary in order to develop the wider allocated site. Furthermore, rear gardens and ground floor rooms would achieve acceptable internal noise levels, with windows being able to be opened without significant detrimental effect. Furthermore, most of the 11 dwellings affected will still include bedrooms where windows can be opened without excessive internal noise levels, thereby enabling natural ventilation - with only 3 dwellings that rely wholly on mechanical means of ventilation in first floor level bedrooms.

7.6.13 On balance, given that the reliance on less than ideal means of mechanical ventilation is not significant against the delivery of 164 dwellings, it is considered that in this instance it is acceptable and in general, a high-quality living environment would be achieved for this development in accordance with Policy ENV2 of the Local and Chapter 12 (particularly paragraph 130) of the NPPF.

7.7 Biodiversity and Ecology

7.7.1 Policy ENV 7 of the adopted Local Plan seeks to protect biodiversity and geological value of land and buildings and requires that through development management processes, management procedures and other positive initiatives, the council will among other criteria, promote the creation of an effective, functioning ecological network. The Council have recently adopted a Natural Environment SPD and all development proposals would be expected to provide environmental enhancements proportionate to the scale and degree of the development proposed.

7.7.2 Condition 18 of the outline permission requires agreement of a site-wide Biodiversity Strategy through the reserved matters process. The submitted strategy, supported by a biodiversity metric (JBA21-307_ECO01 (and 01A) Rev B) and as detailed within the landscaping plans includes retention of and planting of new trees, hedgerows and wildflower grassland, the inclusion of bird and bat boxes throughout the development, the provision of hedgehog gaps in fences to ensure small mammal movement is maintained throughout the site and hibernacula/ refuges to benefit reptiles, amphibians etc.

7.7.3 The Wildlife Trust has reviewed the proposal and has concluded that the strategy would achieve a measurable net gain in biodiversity in accordance with Local Plan policy ENV 7, NP2 of the Neighbourhood Plan and the ambitions of the SPD.

7.8 Flood Risk and drainage

The application site is generally agreed to be in an area at low risk of flooding. The application is supported by a flood risk assessment which demonstrates that surface water can be adequately managed on site without causing flooding elsewhere. This would be subject to further demonstration a detailed design stage –

but nonetheless the Lead Local Flood Authority has accepted the outline drainage strategy and it is considered that the proposal complies at this stage with the aims of Local Plan policy ENV 8.

Conditions 16 and 17 of the outline permission requires agreement of drainage details in advance of development commencing. Whilst drainage details would need to be discharged under a separate application route, nonetheless Anglian Water and the LLFA has indicated that the drainage strategy would be acceptable, thereby providing confidence that the layout including the SuDS features and foul drainage infrastructure would adequately manage drainage the site, without causing flooding elsewhere.

7.9 Energy & Sustainability

7.9.1 Condition 25 of the Outline permission requires an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures.

7.9.2 The application is supported by an energy and sustainability strategy ('ESS'). It is proposed that the development is designed to incorporate guidance contained within Policies CC1 and ENV4 relating to renewable energy provision and the construction of highly efficient buildings which seek to minimise energy demand and CO2 emissions. The calculations demonstrate that the development as a whole will deliver estimated carbon emission savings of 86,371 kgCO2/year, equivalent to 29.45% improvement from Part L 2013 compliant development, significantly exceeding the requirements of Policies CC1 and ENV4.

7.9.3 Furthermore, water efficiency measures including the use of efficient dual flush WCs, low flow showers and taps and appropriately sized baths will be encouraged with the aim to limit the use of water during the operation of the development to limit water use. In this regard, the ESS anticipates a total water consumption of c.105.9 Litres/Person/Day, therefore below the maximum of 110 Litres/Person/Day required by Policy CC1.

7.9.4 In summary, the measures as set out in the submitted ESS would accord with the aims of Local Plan policy ENV 4 in respect of sustainable development.

7.10 Other Material Matters

Public Transport

7.10.1 One resident has queried whether the development would encourage further/ an increased frequency of buses. The application seeks approval of reserved matters – specifically matters of appearance, scale, layout and landscaping. Transport matters have already been considered at Outline stage and it is not appropriate therefore to re-visit this. Notwithstanding this, Condition 5 of the Outline permission requires the submission of an agreed Travel Plan, which would include taster tickets for public transport. Whilst this would not enhance existing provision, it aims to encourage more sustainable modes of travel for future occupiers. Ultimately however, the ability to increase the frequency of public transport would sit outside of the remit of planning.

NHS England

- 7.10.2 NHS England has requested that the impacts of the development should be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL). It is noted that the NHS did not respond to the consultation request at Outline stage, with NHS England, NHS Cambridgeshire and the Ambulance Trust all consulted at that time. As noted above, the application seeks approval of reserved matters – specifically matters of appearance, scale, layout and landscaping and therefore, the impacts of the development would need to have been considered at Outline stage. Their comments regarding securing CIL contributions toward healthcare are noted and have been passed to the CIL team – however, it would not be possible under this application to secure contributions and matters of CIL funding falls outside of the regulatory framework of the planning system.

Archaeology

- 7.10.3 Cambridgeshire Archaeology has requested that a condition is imposed to safeguard potential archaeology within the site. Such a condition is imposed under Condition 28 of the Outline permission and it is therefore not necessary to impose it again.

Football pitches and Burial Site

- 7.10.4 Sport England's comments have been noted through this application. Their conditional requirements for the pitches are already captured through the S106 agreement tied to this planning permission, whereby a community facilities specification is required. Likewise, a burial ground specification is also required to be agreed through the S106 agreement. Notwithstanding this, Condition 4 of the outline permission also secures the detailed ground condition assessment as requested by Sport England and it is therefore not necessary to repeat this.

- 7.10.5 With regards to their concerns over the lack of toilets as part of the sports pitches, it is noted that these were not specifically requested through the outline stage – with the community facilities as set out in the S106 comprising;

“...a new village green and new grass football pitches (one main youth pitch approximately 60m x 100m² and one ‘nine vs nine’ pitch approximately 80x50m²) to be provided on the Site as set out in the Community facilities specification”

The Community facilities specification as set in the S106 is specified as follows;

“Means a specification to be submitted and approved by the Council which sets out the location, design, laying out, transfer, management and maintenance arrangements for the community facilities”.

The applicant has advised that the intention of the sports pitches is to act as an extension to the existing pitches and pavilion immediately south adjoining the site, which already provides toilet and parking facilities. Given the wording of the S106 agreement and the existing facilities, it is not considered reasonable to seek these facilities this scheme. The roadway serving the burial ground should terminate at the burial ground, but link through to the pitches via pedestrian and cycle route – details of which can be secured through the burial ground specification required under the S106 agreement.

7.11 **Planning Balance and Conclusion**

7.11.1 The development largely accords with the concept plan as set out under Policy NP4 of the Sutton Neighbourhood Plan. The scheme would secure a good level of formal and informal open space, with sustainable links to promote healthier lifestyles and access to key services and facilities within the settlement. The visual impact of the development would be softened through a robust soft landscaping design and the design and layout of the development would enable a satisfactory assimilation into the wider settlement.

7.11.2 The scheme does include a number of dwellings which would need to rely on mechanical means of ventilation in order to achieve acceptable internal noise levels to some first-floor bedrooms. Whilst this weighs negatively against the scheme, it is acknowledged that alternative designs and mitigation has been explored and that only a small number of dwellings are reliant on this design. It is considered that on-balance, in this instance, this is acceptable having regard to the wider development and the generally high-quality environment that it would provide.

7.11.3 It is considered therefore that the proposal accords with the development plan when taken as a whole, would constitute a sustainable form of development and can therefore be supported.

8.0 **COSTS**

8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.

8.2 Unreasonable behaviour can be either procedural i.e., relating to the way a matter has been dealt with or substantive i.e., relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.

8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

9.0 **APPENDICES**

9.1 Draft list of Conditions

9.2 OUTLINE permission Decision Notice

Background Documents

Location

Contact Officer(s)

22/00507/RMM
19/01707/OUM

Gavin Taylor
Room No. 011
The Grange
Ely

Gavin Taylor
Planning Contractor
01353 665555
Gavin.Taylor@eastcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 22/00507/RMM Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below;

Plan Reference	Version	Date Received
482-LP-01 Boundary Plan	A	01.09.2022
482-SK-01 Planning Site Layout	B	21.11.2022
482-SK-02 Planning Site Layout (colour)	B	21.11.2022
482-SK-08 Materials Plan	B	21.11.2022
482-SK-07 Boundary and Bin Plan	B	21.11.2022
482-SK-05 Affordable Tenure Plan	B	21.11.2022
482-SK-09 Parking Provision Plan	B	21.11.2022
HWK.pe1 Hardwick V1 Floor Plans and Elevations		26.04.2022
HWK.pe2 Hardwick V2 Floor Plans and Elevations		01.09.2022
EVE.pe1 Eveleigh V1 Floor Plans and Elevations	A	01.09.2022
EVE.pe2 Eveleigh V2 Floor Plans and Elevations		26.04.2022
EVE.pe3 Eveleigh V3 Floor Plans and Elevations		01.09.2022
MOU.pe1 Mountford (standard) V1 Floor Plans and Elevations	A	01.09.2022
MOU.pe2 Mountford (standard) V2 Floor Plans and Elevations	A	01.09.2022
MOU.pe3 Mountford (standard) V3 Floor Plans and Elevations		26.04.2022
MOU.pe4 Mountford (standard) V4 Floor Plans and Elevations		01.09.2022
MOUv1.pe1 Mountford (Version 1) V1 Floor Plans and Elevations		26.04.2022
MOUv1.pe2 Mountford (Version 1) V2 Floor Plans and Elevations		26.04.2022
MOUv1.pe3 Mountford (Version 1) V3 Floor Plans and Elevations		26.04.2022
GOO.pe1 Goodridge V1 Floor Plans and Elevations	B	21.11.2022
MYL.pe1 Mylne V1 Floor Plans and Elevations	B	21.11.2022
MYL.pe2 Mylne V2 Floor Plans and Elevations		01.09.2022
GRA.pe1 Grainger V1 Floor Plans and Elevations	B	21.11.2022
PEM.pe1 Pembroke V1 Floor Plans and Elevations	C	21.11.2022
PEM.pe2 Pembroke V2 Floor Plans and Elevations		26.04.2022
PEM.pe3 Pembroke V3 Floor Plans and Elevations		01.09.2022
PEM.pe4 Pembroke V4 Floor Plans and Elevations	B	21.11.2022
ASL.pe1 Aslin V1 Floor Plans and Elevations	A	01.09.2022
KNI.pe1 Knightley V1 Floor Plans and Elevations		26.04.2022
KNI.pe2 Knightley V2 Floor Plans and Elevations		26.04.2022
KNI.pe3 Knightley V3 Floor Plans and Elevations		26.04.2022
KNI.pe4 Knightley V4 Floor Plans and Elevations		01.09.2022
KNI.pe5 Knightley V5 Floor Plans and Elevations		21.11.2022
KNI.pe6 Knightley V6 Floor Plans and Elevations		21.11.2022
KNI.pe7 Knightley V7 Floor Plans and Elevations		21.11.2022
GROUP-PAR-BASR01-XX-D2-A-AS-B801 Asher V1 Floor Plans and Elevations	B	21.11.2022
GROUP-PAR-BASR01-XX-D2-A-AS-B802 Asher V2 Floor Plans and Elevations	2	21.11.2022
GROUP-PAR-BCOP01-XX-D2-A-AS-B801 Cooper V1 Floor Plans and Elevations	B	21.11.2022
GROUP-PAR-BFLA00-XX-D2-A-AS-B801 Flanders Floor Plans and Elevations	A	01.09.2022
KNI.pe6 Knightley V6 Floor Plans and Elevations		21.11.2022
KNI.pe7 Knightley V7 Floor Plans and Elevations		21.11.2022

GROUP-PAR-BASR01-XX-D2-A-AS-B801 Asher V1 Floor Plans and Elevations	B	21.11.2022
GROUP-PAR-BASR01-XX-D2-A-AS-B802 Asher V2 Floor Plans and Elevations	2	21.11.2022
GROUP-PAR-BCOP01-XX-D2-A-AS-B801 Cooper V1 Floor Plans and Elevations	B	21.11.2022
GROUP-PAR-BFLA00-XX-D2-A-AS-B801 Flanders Floor Plans and Elevations	A	01.09.2022
GROUP-PAR-CSP01-XX-D2-A-AS-0801 Speirs Floor Plans and Elevations	A	01.09.2022
GROUP-PAR-BWOR00-XX-D2-A-AS-B801 Worsley Floor Plans and Elevations		26.04.2022
GROUP-PAR-BWOR00-XX-D2-A-AS-B801 Worsley V2 Floor Plans and Elevations		01.09.2022
CGAR01-XX-D2-A-AS-0401 Single Garage - Hipped Roof		01.09.2022
CGAR05-XX-D2-A-AS-0801 Double Garage - Hipped Roof		01.09.2022
EDMS-200 Marketing Suite Hipped Floor Plan Linden	A	21.11.2022
EDMS-600 Marketing Suite Hipped Front and Side Elevations Linden	A	21.11.2022
EDMS-601 Marketing Suite Hipped Rear and Side Elevations Linden		21.11.2022
JBA 21-307-01 Detailed Landscape Proposals	C	01.09.2022
JBA 21-307-02 Detailed Landscape Proposals	D	01.09.2022
JBA 21-307-03 Detailed Landscape Proposals	C	01.09.2022
JBA 21-307-04 Detailed Landscape Proposals	D	01.09.2022
JBA 21-307-05 Detailed Landscape Proposals	D	01.09.2022
JBA 21-307-06 Detailed Landscape Proposals	C	01.09.2022
JBA 21-307-07 Detailed Landscape Proposals	C	01.09.2022
JBA 21-307-08 Detailed Landscape Proposals	C	01.09.2022
JBA 21-307-09 Detailed Landscape Proposals	C	01.09.2022
JBA 21-307-10 Detailed Landscape Proposals	D	01.09.2022
JBA 21-307-11 Detailed Landscape Proposals	C	01.09.2022
JBA 21-307-12 Detailed Landscape Proposals	C	01.09.2022
JBA 21-307-13 Detailed Landscape Proposals	C	01.09.2022
JBA 21-307 SK01 - Illustrative Section Through Noise Bund		26.04.2022
JBA 21-307 Tree Pit Detail		26.04.2022
GROUP-VIS-S-EX-D2-A-FC-0210 Timber Knee Rail (450MM)		26.04.2022
GROUP-VIS-S-EX-D2-A-FC-0213 Close Boarded Fence 1800MM		26.04.2022
GROUP-VIS-S-EX-D2-A-FC-0215 Panel Fence		26.04.2022
GROUP-VIS-S-EX-D2-A-FC-0261 1800mm Screen Wall		26.04.2022
985-00-25 RM Finished Levels Strategy	B	01.09.2022
Noise Risk Assessment & Acoustic Design Statement	R1	01.09.2022
Noise Memo		21.11.2022
Energy and Sustainability Strategy		26.04.2022
GROUP-VIS-S-EX-D2-A-FC-207-00 Cycle timber shed		01.09.2022
GTC-E-SS-0012_R2-1 Substation drawing		01.09.2022

- 1 Reason: To define the scope and extent of this permission.
- 2 Prior to works proceeding above ground level, a scheme for noise mitigation for each specific dwelling affected by external facade noise levels exceeding 50dB as set out in the Noise Risk Assessment & Acoustic Design Statement, and Noise Memo dated 4th November 2022, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include manufacturers specification for mechanical ventilation, acoustic ventilation/ trickle vents, and upgraded glazing specification where so required.

The development shall be carried out in accordance with the approved details and thereafter retained in perpetuity.

- 2 Reason: To safeguard the residential amenity of occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 3 Prior to works proceeding above ground level, a lighting scheme for all streets shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be accompanied by a technical report prepared by a qualified competent person setting out;
 - i) the specification of lights,
 - ii) locations and heights of lighting columns,
 - iii) the light levels to be achieved over the intended area and at the development site boundaries and the surrounding area.

The approved scheme shall be implemented on site prior to first occupation of the development or in agreed phases, and retained as such thereafter.

- 3 Reason: To safeguard the residential amenity of occupiers, the visual impact of the development and protection of nocturnal biodiversity in accordance with policy ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan 2015.
- 4 Prior to works proceeding above ground level, a scheme detailing the precise design of the footpaths proposed within the areas of open space shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following;
 - i) the precise route,
 - ii) widths,
 - iii) surface and drainage treatment,
 - iv) connectivity to adjacent land, and
 - v) a timeframe for implementation

The footpaths shall be carried out in accordance with the approved details.

- 4 Reason: To ensure provision of effective, accessible and sustainable links into the established built settlement and to encourage sustainable modes of travel in accordance with policy ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015.
- 5 Prior to works proceeding above ground level, a Hedgerow and Tree Management Scheme ('the scheme') shall be submitted to and approved in writing by the Local Planning Authority. The scheme is required to contain details of the following:
 - 1) The areas of trees and hedgerows to be retained and/or enhanced;
 - 2) Areas where new trees and hedgerows will be established;
 - 3) The methodology for the establishment of new areas of native trees and hedgerows; (timings and details for plot thinning and coppicing operations and removal of protective fencing/guards)
 - 4) Management of existing trees and hedgerows to enhance its amenity and ecological value; (timings and details for plot thinning and coppicing operations)
 - 5) Details of responsibility for the future management of the scheme.
 - 6) Details to cover a period of no less than 20 years or until decommission of the development

The development shall be carried out in accordance with the approved details.

- 5 Reason: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the landscape value of the site in accordance with policies ENV 1, ENV 2 and ENV7 of the East Cambridgeshire Local Plan, 2015.
- 6 The bird and bat boxes and hibernacula as detailed on all plans referenced: JBA 21/307 (01 to 13) and shall be installed prior to the first occupation of the development or in agreed phases and thereafter retained in perpetuity.
- 6 Reason: To ensure the protection and enhancement of wildlife and the habitat which supports it in accordance with policies ENV7 of the East Cambridgeshire Local Plan, 2015.
- 7 All soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.
- 7 Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity and biodiversity value of the development in accordance with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan, 2015.
- 8 Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on drawing 482-SK-01 Revision B in writing by the Local Planning Authority.
- 8 Reason: In the interests of highway safety in accordance with policy COM 7 of the East Cambridgeshire Local Plan, 2015
- 9 Prior to first occupation of the development, the private driveways serving each dwelling shall be levelled, surfaced in a bound material and drained and thereafter retained for that specific use.
- 9 Reason: In the interests of residential amenity and highway safety in accordance with policies ENV 2, COM 7 and COM 8 of the East Cambridgeshire Local Plan, 2015.
- 10 Prior to works proceeding above ground level, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into onto Section

38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

- 10 Reason: In the interests of residential amenity and highway safety in accordance with policies ENV 2, COM 7 and COM 8 of the East Cambridgeshire Local Plan, 2015.
- 11 The emergency vehicle link, as detailed on plan reference: 482-SK-01 Revision B shall be provided prior to the occupation of the 100th dwelling and thereafter maintained in perpetuity.
- 11 Reason: In the interests of highway safety in accordance with policy COM 7 of the East Cambridgeshire Local Plan, 2015.
- 12 The gates serving properties as denoted on the 482-SK-07 Boundary and Bin Plan revision B shall be fitted with self-closing mechanisms where they serve shared entry with 2 or more properties, and with locks on both sides of each gate where they serve individual properties.
- 12 Reason: In the interests of creating safe environments addressing crime prevention and community safety in accordance with Local Plan policy ENV 2 and NPPF Chapter 12.



**EAST CAMBRIDGESHIRE
DISTRICT COUNCIL**
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Linden Limited
C/O Bidwells
FAO Rebecca Smith
Bidwell House
Trumpington Road
Cambridge
CB2 2LD

This matter is being dealt with by:

Angela Briggs

Telephone: 01353 616307
E-mail: angela.briggs@eastcambs.gov.uk
My Ref: 19/01707/OUM
Your ref

12th April 2022

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING PERMISSION

Subject to conditions

The Council hereby approves the following:

Proposal: Outline planning application for the demolition of existing buildings and erection of up to 173 dwellings and provision of land for community facilities (sports pitches and burial ground), including access (not internal roads), open space, sustainable urban drainage systems and associated landscaping. All matters reserved apart from access.

Location: Land Adjacent 43 Mepal Road Sutton Cambridgeshire

Applicant: Linden Limited

This consent for outline planning permission is granted in accordance with the application reference **19/01707/OUM** registered 7th January 2020.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
C5081-M-005-1	1	22nd April 2021
C5081-M-0020	3	22nd April 2021
C5081-M- 012 -001	A	12th May 2021
CSA/4405/105	G	9th December 2019
CSA/4405/107	B	9th December 2019

Archaeological Evaluation Report	9th December 2019
Noise Impact Assessment	9th December 2019
Sustainability Statement	9th December 2019
Flood Risk Assessment	9th December 2019
Phase 1 Geo-Environmental	9th December 2019
Landscape Impact Assessment	9th December 2019
Ecological Assessment	9th December 2019
Arboricultural Implications Assessment	9th December 2019

- 1 Reason: To define the scope and extent of this permission.
- 2 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 2 years of the date of this permission.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England:
 - (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
 - (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.
- 4 Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Policy Growth 3 and COM4 of the East Cambridgeshire Local Plan, 2015. This condition is pre-commencement in order to ensure that the sports pitches comply with the site allocation requirements of Policies NP4 and NP12 of the Sutton Neighbourhood Plan.
- 5 Prior to the first occupation of any dwelling, the applicant shall be responsible for the provision and implementation of a Residential Travel Plan to be submitted to and agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of cycle discount vouchers and/or bus taster tickets. The plan is to be monitored annually, with all measures reviewed to ensure targets are met.
- 5 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

- 6 Prior to first occupation of any dwelling, the applicant shall deliver the off-site pedestrian improvement works comprising:
1. Provision of a 2.5m wide footway along the northern section of Mepal Road on the western side of the carriageway from the development site access off Mepal Road to the site access junction of the adjacent development site (ref: 16/01772/FUM);
 2. 2m wide pedestrian access into the site from The Orchards, via the adjacent consented scheme (subject to land ownership confirmation);
 3. Enhancement of the uncontrolled pedestrian crossing points along the eastern footway on The Orchards in the form of tactile paving;
 4. Installation of tactile paving at the uncontrolled pedestrian crossing at The Brook/Brookside junction, on the Brookside arm; and
 5. Installation of an uncontrolled pedestrian crossing on The Brook, to the east of its junction with Pound Lane, to include dropped kerbs and tactile paving.
- Details shall be submitted to and agreed in writing with the Local Planning Authority, prior to the occupation of any dwelling, hereby approved, and the works shall be completed in accordance with the approved details.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015, and Policy NP4 of the Sutton Neighbourhood Plan, 2019
- 7 Prior to the first occupation of any dwelling, the existing B1381 Ely Road/A142/Elean Business Park roundabout shall be upgraded to include a two lane approach on the western arm for a length of 50m. Details shall be submitted to and agreed in writing with the Local Planning Authority and the development shall be completed only in accordance with the approved details.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 8 Prior to first occupation of any dwelling, the existing A142/Haddenham Road (Witcham Toll) priority junction shall be upgraded, as shown in principle on drawing no. 005-1 Issue 1. Details shall be submitted to and agreed in writing with the Local Planning Authority and the development shall be completed only in accordance with the approved details.
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 Prior to the occupation of the first dwelling, the access, hereby approved, shall be constructed in accordance with drawing no. C5081-M-012 001 rev A. The works shall be completed only in accordance with approved details.
- 9 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015, and Policy NP4 of the Sutton Neighbourhood Plan, 2019.
- 10 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 10 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015.
- 11 All burials on the site shall be:

1. Outside a source protection zone 1 (SPZ1).
2. At least 250 metres from any well, borehole or spring supplying water for human consumption or used in food production.
3. At least 30 metres from any spring or watercourse not used for human consumption or not used in food production.
4. At least 10 metres from any field drain, including dry ditches.
5. No burials shall take place in standing water and the base of the grave must be a minimum of 1 metre above the local water table.

- 11 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with Policy ENV9 of the East Cambridgeshire Local Plan, 2015, Policy NP4 of the Sutton Neighbourhood Plan, 2019, National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements.
- 12 Prior to the commencement of any burial ground development, a remediation strategy and risk management plan detailing any measures and ongoing groundwater monitoring that may be required in the interests of groundwater protection shall be submitted to and approved by the Local Planning Authority. The measures and monitoring specified in this plan shall be implemented as agreed.
- 12 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with Policy ENV9 of the East Cambridgeshire Local Plan, 2015, Policy NP4 of the Sutton Neighbourhood Plan, 2019, National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements.
- 13 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with 'Land Contamination Risk Management' (LCRM), Environment Agency, 2020. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.

- 13 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 ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 14 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 to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to 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.

- 14 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 ENV9 of the East Cambridgeshire Local Plan 2015.
- 15 No above ground construction shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 15 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 95 of the NPPF.
- 16 No development shall take place until a scheme to dispose of foul water has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works have been carried out to serve that dwelling.
- 16 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 17 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles, 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 development is completed.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Drainage Strategy prepared by Amazi Consulting Ltd (ref: AMA759 Rev C) dated 01 November 2019 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Full details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;

- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i) Full details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

- 17 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 18 Prior to or as part of the first Reserved Matters application, a site-wide Biodiversity Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be based upon the Preliminary Ecological Appraisal prepared by ADAS dated 25th June 2019 and shall set out how the development will improve the biodiversity of the site and protect existing wildlife. All development shall be carried out in accordance with the approved strategy.
- 18 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015, Policy NP2 of the Sutton Neighbourhood Plan, 2019, and the Natural Environment SPD, 2020.
- 19 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 19 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 20 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 20 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 21 As part of a reserved matters application, details of the noise attenuation bund along the north-eastern boundary of the site, as illustrated on the development framework plan, shall be submitted to and approved in writing by the local planning authority. The works shall thereafter be completed only in accordance with the approved details, prior to the occupation of any dwelling.
- 21 Reason: To safeguard the residential amenity of future occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

- 22 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 22 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 23 As part of a reserved matters application, a full noise impact assessment shall be submitted to and approved in writing by the local planning authority. The noise impact assessment shall be based upon the Acoustics report by Hoare-Lea dated 6th November 2019 and shall set out how the development will mitigate against noise pollution from future occupiers. All development shall be carried out in accordance with the approved strategy.
- 23 Reason: To safeguard the residential amenity of future occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 24 Prior to the commencement of development a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:
- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction
 - b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste.
 - c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
 - d) any other steps to ensure the minimisation of waste during construction
 - e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.
 - f) proposed monitoring and timing of submission of monitoring reports.
 - g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
 - h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material
 - i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles

The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

- 24 Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 25 Prior to or as part of the first reserved matters application, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 25 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and Policy CC1 of the Climate Change SPD, 2020
- 26 No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.
- 26 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 27 Prior to the commencement of development, a strategy for the facilitation of latest technology broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, open access ducting to industry standards to facilitate the provision of a broadband service to that dwelling, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.
- 27 Reason: To ensure that the needs of future residents to connect to the internet do not necessarily entail engineering works to an otherwise finished and high quality environment, and to assist community integration, economic vibrancy and home working, in accordance with Policies ENV2 and COM6 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it

would be unreasonable to require applicants to undertake this work prior to consent being granted; and to ensure that the opportunity to provide any necessary enabling works is not missed.

- 28 No development shall take place within the area indicated until the applicant, or their agents or successors in title, 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.
- 28 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) Charging Authority. All applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to complete the CIL Additional information Requirement Form - https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2

Exemptions from the Levy are available but must be applied for and agreed before development commences, otherwise the full amount will be payable.

For more information on CIL please visit our website <http://www.eastcambs.gov.uk/planning/community-infrastructure-levy> or email cil@eastcambs.gov.uk.

- 2 This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an offence to carry out works within the public highway without permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents and approval under the Highways Act 1980 and Street Works Act are also obtained from the County Council.
- 3 Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance: <https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/> www.cambridgeshire.gov.uk Chief Executive Gillian Beasley
- 4 Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.
- 5 Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction

phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

- 6 East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the Owners/residents to take sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over loose gravel/shingle driveways.

Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, 2003, as well as the Localism Act of 2011.

Each new property requires two bins; as of 1st April 2021 this contribution is set at £52 per property.

Payment must be made in advance of bins being delivered; East Cambs District Council Account Number 43135897, Sort Code 52-41-19, reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.

7 Nesting Birds

The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent. All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to August inclusive

Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out and documented. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check and document the process. Only if there are no active nests present should work be allowed to commence.

- 8 The decision to approve this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. The proposal is considered to be in accordance with the policies of the Development Plan, that are considered to be up to date, and represents 'sustainable' development in compliance with the provisions of the NPPF. The application has been subject to pre-application advice/extensive discussion and amendments have been made that address officer concerns in regards to Highway safety and biodiversity
- 9 The Applicant should be aware that this decision is for outline only and fixes the matters of means of access . Any subsequent Reserved Matters applications must comply with the matters agreed under this permission.
- 10 This decision notice should be read in conjunction with the Section 106 Obligation dated 12 April 2022 and the development completed in strict accordance with the provisions contained therein, to the satisfaction of the Local Planning Authority.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Rebecca Saunt

Planning Manager

Dated: 12th April 2022

