

---

**MAIN CASE**

**Reference No:** 19/01342/VAR

**Proposal:** To remove Condition 8 (The development hereby permitted consists of solely self-build dwellings as defined in the Custom Housebuilding Act 2015) of previously approved 18/00840/OUT for All matters reserved except access for the redevelopment of the farmyard, buildings and associated land for up to 6 self build plots.

**Site Address:** College Farm Main Street Wentworth CB6 3QG

**Applicant:** Agreserves Limited

**Case Officer:** Andrew Phillips Planning Team Leader

**Parish:** Wentworth

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

**Date Received:** 17 September 2019      **Expiry Date:** 9 April 2021

V138

---

1.0 **RECOMMENDATION**

1.1 Members are recommended to grant delegated approval subject to the signing of the s106 agreement and subject to the recommended conditions below with authority delegated to the Planning Manager and Legal Services Manager to complete the s106 and to issue the planning permission. The recommended planning conditions can be read in full within Appendix 1.

1. Approved Plans
2. Matters Reserved
3. Timeframe for Commencement
4. Sustainable Development Strategy
5. Biodiversity improvements
6. Surface/Foul Water Drainage
7. Archaeological Work
8. Passing Bays
9. Access Drainage
10. Access Details
11. Internal Road Layout
12. Fire Hydrants

- 13. Construction Environmental Management Plan (CEMP)
- 14. Construction Times/Deliveries
- 15. Potential Contamination
- 16. Unexpected Contamination

## 2.0 SUMMARY OF APPLICATION

2.1 Planning permission 18/00840/OUT for 6 self builds was approved at planning committee on the 24 September 2018. This variation seeks to remove the requirement to provide self build units as specified by condition 8 of the permission, as there has been no interest in self build units on this site. However, the developer is offering to pay for an off site contribution in regards to providing affordable housing given the change in practice, endorsed by Planning Committee on the 2<sup>nd</sup> October 2019, to comply with the NPPF, in relation to affordable housing provision as the site is over 1 hectare, which stated:

“Accordingly, for the purpose of whether or not, in principle, the Council will seek affordable housing on a site, a decision maker is expected, in most instances, to seek an affordable housing contribution under the following example circumstances:

- where a proposal is for 10 or more dwellings; or
- where the proposal is an outline application on a site over 0.5 hectares, and it is not known how many homes will be provided on the site; or
- where the proposal will create a total internal floorspace of 1,000 sq m or more (and for the purpose of calculating this area, the Council will use the same floor area as determined to be liable for CIL purposes);
- or where the site is 1 hectare or more, irrespective of the number of dwellings to be provided.”

2.2 The loss of the requirement to construct self builds and the addition of an affordable housing contribution are the only changes to this proposal.

2.3 The application has been called in to Planning Committee by Cllr Dupre in order for the Planning Committee to weigh the loss of self build units against the gain of affordable housing contribution. Cllr Dupre’s full comments are detailed below under responses from consultees.

2.4 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

18/00840/OUT	All matters reserved except access for the redevelopment of the farmyard, buildings and associated land for up to 6	Approved	25.09.2018
--------------	---	----------	------------

self build plots.

17/01559/OUT	Outline application with all matters reserved except access for the redevelopment of the farmyard, buildings and associated land for up to 6 self build plots	Refused	19.12.2017
--------------	---	---------	------------

#### 4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site has a country track that connects onto Haddenham Road to the west but the main entrance to the site is via Main Street.
- 4.2 Main Street is a single track lane, that has several Tree Preservation Orders (TPO) either side of the road. There is also a TPO in the small copse of trees adjacent to the site entrance.
- 4.3 The site is defined by a large barn structure with the rest of the site defined primarily by wild grasses. To the north of the site are the existing dwellings along Main Street, while open countryside is located to the south and west of the site.
- 4.4 The site measures 1.24 hectares/3 acres.

#### 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.

##### **Wentworth Parish Council – 27 January 2021**

“With reference to the above Planning Application, the Wentworth Parish Council write to voice their robust rejection of the Variation. The only acceptable outcome for Wentworth is for the proposed changes to be met with OUTRIGHT REFUSAL.

The original planning application was resoundingly rejected by Parishioners, the Wentworth Parish Council, District Councillors, and County Councillors. It was only the East Cambs. Planning Team and the Planning Committee who felt that the proposal was acceptable, despite the proposal obviously failing many points within the Local Plan.

The original Planning Statement provided by the applicant focused heavily on why self-builds should be accepted on a plot that otherwise failed planning policy. The Planning Committee Report that subsequently recommended 'approval' specifically references "this development [...] provides much needed self-build plots ..." (Committee Report | 25th September 2018 | Agenda Item 11 | Section 7.8).

Market forces now validate that this was flawed reasoning, and that there is no demand for self-build plots in this location of Wentworth. The Parish Council find it totally unacceptable that the applicant should be allowed to change the core premise of the application simply because they have been unable to sell the plots. Approving this Variation would make a mockery of the planning process. It sets a dangerous precedent for developers to submit tenuous applications based on self-build, knowing that they can turn the site into commercial development at a future point.

The Parish Council are overly concerned that this Variation, and the sale of the land for commercial development, could lead to further applications to increase the number of houses on site. If - despite collective and continued objections - the Committee decision is to 'approve' the Variation, the Parish Council would request that a robust, legally enforced condition be implemented such that development on the site cannot exceed 6 properties”

**Ward Councillors** (Cllr Lorna Dupre) - 12 January 2021

“The officer report promoted the self-build nature of this application outside the development envelope as an argument in its favour, and at least one member of the Committee was persuaded that this was a merit of the scheme.

The argument that there was a 'need' for self-build properties in this location appears to have been mistaken, but may well have helped to persuade the Planning Committee to support the scheme. Agreeing to turn these into market homes because the Council has been offered a sum of money for offsite affordable housing would surely encourage future applicants to apply for self-build housing in order to persuade the Council of the principle of development, only then to turn round after the fact and contribute a relatively small sum to upgrade their permission into a more profitable scheme. We cannot believe that is a signal that this Council would wish to give.

We recognise the benefit that two affordable homes in an alternative location would offer, but believe that the Planning Committee should be asked to weigh this against the risk of opening up many more sites across the district to 'Trojan horse' self-build applications”

**Environmental Health** - 24 September 2019

“It doesn't look like our department was consulted during 18/00840/OUT but I have no comments to make regarding a variation to Condition 8.”

**Design Out Crime Officers** - 27 September 2019

“I have reviewed this Variation to Condition 8 and have no objections in regards to its impact on community safety or vulnerability to crime.”

**Environment Agency** - 30 September 2019

“We are returning this planning application consultation without comment because it is not clear why we have been consulted.”

**The Ely Group of Internal Drainage Board** - 30 September 2019

“The Board has no comment to make from a drainage point of view.”

**Local Highways Authority - 7 October 2019**

“As far as can be determined there is no alteration to the access and or highway proposed within this application. Therefore, the highways authority has no objections in principal to this application.”

**Housing Section - 7 October 2019**

“The Strategic Housing has no comment to make regarding the variation of Condition 8 as this site does not provide any affordable housing in line with Policy HOU3 of East Cambs Local Plan.”

**Housing Section – 5 October 2020**

“Thank you for your email and confirmation that we agree £244,950 is a reasonable open market price for a new build, two bedroom dwelling in Wentworth. Based on that assumption I have calculated that the loss of 2 x 2 bed dwellings would generate a commuted sum payment of £210,120 to be paid to the council and ring-fenced to deliver affordable housing elsewhere within the district of East Cambridgeshire.

Please see below the commuted sum calculation:

Open market dwelling for a two bed house: £244,950  
RP offer for a 2 bed rented dwelling: £135,750  
RP offer for a 2 bed Shared Ownership: £153,750

Compliance with East Cambs tenure requirement of 77% rented and 23% shared ownership:

Rented: £244,950 - £135,750 = £109,200 x 1.54 (77% of 2 dwellings) = £168,168  
Shared ownership: £244,950- £153,750 = £91,200 x 0.46 (23% of 2 dwellings) = £41,952

Total: £168,168 + £41,952= £210,120”

**ECDC Trees Team - 5 December 2019**

“While this application is for a variation previous comments ref 18/00840/OUT were made with reference to the TPO trees ref E/13/85.

There is one TPO tree indicated to be within the redline boundary of the proposed site, this is identified as T265 (Ash), T223 (Ash) is off site 4m from the boundary within the garden of the adjacent property. From the Arbtech report and Google Street view it would appear that T265 (Ash) is not distinguishable, it should be located within G1 identified in the Arbtech report.

From the detail provided it would appear that no TPO trees will be compromised, however G1 is significant in the rural character of the area and detail of the loss of any of these trees for improving the access will be required.”

**Cambridge Ramblers Association - No Comments Received**

**Asset Information Definitive Map Team - No Comments Received**

**Cambridgeshire County Council Education** - No Comments Received

**Parks and Open Space** - No Comments Received

**Waste Strategy (ECDC)** - No Comments Received

**NHS England** - No Comments Received

**Anglian Water Services Ltd** - No Comments Received

**CCC Growth & Development** - No Comments Received

**Lead Local Flood Authority** - No Comments Received

5.2 A site notice was displayed near the site on 10 October 2019 and a press advert was published in the Cambridge Evening News on 3 October 2019.

5.3 Neighbours – 20 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

**Vine Cottage, Main Street** – 1 October 2019

Seeks refusal for the following reasons:

- No effort has been made to sell the 6 self builds.
- No detail of the scheme.
- Agricultural barns still actively used.
- Inappropriate development within the village.

**Woodward, adjacent to Garwood Lodge, Main Street** – 9 October 2019

Objects to the proposal on the grounds of:

- Wentworth not able to sustain a housing development of this size.
- Detrimental increase in traffic, noise and pollution during and after construction.
- Highway dangers to those walking and cycling along Main Street.
- Might lead to future development.
- Proposal will lead to the loss of the ability to create bespoke homes.

**“Branksome” Church Road** – 17 January 2021

Objects to the proposal on the grounds:

- Previous approval should be revoked.
- Community objected to this development.
- Harm to the rural character of the village.
- Council can now demonstrate a five year land supply.
- Proposal is no longer for self build as approved.
- Reasoning for previous approval was flawed.
- Either the applicant needs to advertise better or the plots are too expensive.

- Without prejudice if the scheme is approved the site should be legally limited to a maximum of 6 dwellings.

### **Churchfield Main Street – 18 January 2021**

Makes the following comments:

- Developer has not demonstrated that it has actively marketed the site.
- Agrees with Cllrs Dupre and Inskip that a negative precedent would be set should this application be allowed.
- The proposed dwellings would be large and out of reach for young families. No smaller family homes are being provided within the village.

### **Finlaggan, Church Road – 20 January 2021**

Objects to the application on the following grounds:

- Original permission had strong opposition.
- Lack of proper advertisement of the self build plots.
- Main Street not designed for this level of traffic and proposal is out of proportion to the village.
- Lack of services within the village.
- Proposal would be to the detriment of the welfare/living conditions of the local residents.

### **Longacre Main Street – 22 January 2021**

Raised the following concerns:

- Proposal risks setting a precedent of allowing more profitable developments.
- Proposal might lead to building more smaller properties.
- Main Street is in a poor condition with the grass verges badly damaged.

### **College Farm, Main Street – 10 February 2021**

Objects to the proposal on the following grounds:

- Lack of advertisement for the self builds.
- Would set a dangerous precedent.
- Level of traffic on Main Street.
- Harm to their residential amenity caused by loss of view, overlooking and traffic.
- Could damage their property.
- Harm caused by construction traffic.
- Harm to the character of the area.
- Harm to biodiversity, specifically bats.

## 6.0 The Planning Policy Context

### 6.1 East Cambridgeshire Local Plan 2015

#### GROWTH 2      Locational strategy

GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 1	Housing mix
HOU 2	Housing density
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision

## 6.2 Supplementary Planning Documents

Design Guide  
 Cambridgeshire Flood and Water  
 Contamination  
 Developer Contributions  
 Natural Environment  
 Climate Change  
 Custom and Self Build

## 6.3 National Planning Policy Framework 2019

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

## 7.0 PLANNING COMMENTS

### 7.1 Principle of Development

7.2 When planning application 18/00840/OUT was determined by Planning Committee the Council could not demonstrate a five year land supply. This permission remains live with the ability to submit reserved matters within three years from the date of the approval which expires in September 2021. If this variation was to be approved it would not extend the lifetime of the application.

7.3 While the Council can now demonstrate a five year land supply the extant application on the site is a significant material consideration; on this basis it would be unreasonable to refuse the application on the basis of principle, given the site benefits from an extant permission for 6 dwellings.

### 7.4 Removal of Self Build requirement



- 7.5 Planning application 18/00840/OUT provided the merit of providing space for 6 self build residential units and this was granted material weight in recommending approval of this application.
- 7.6 Policy HOU1 only requires self builds on schemes of over 100 dwellings, it should be noted that with larger schemes there is often a method for a developer to build general market homes if there is no interest in the self builds (within a set period of time) and this is secured by the s106 Legal Agreement. The other way most self builds have come forward is via single dwellings on in-fill plots or on the edge of settlements. Positive weight was attributed when assessing the previous proposal, to the provision of self builds on a smaller site that could deliver 6 dwellings.
- 7.7 This application seeks to remove this requirement, which should be granted weight against the application. However, the developer has continued to provide statements since the application was validated on the 17 September 2019 that there was no interest in self builds on this site despite marketing with three different property agents. Given the length of time with no purchase(rs) on this site, the loss of self builds is only given minor weight against the proposal.
- 7.8 It should be noted that some of the information submitted is commercially and/or personally sensitive and has been kept confidential on this basis. It is accepted that the land value has been professionally considered and that there has been a lack of interest for the self build plots.
- 7.9 Following the change in practice, as set out in paragraph 2.1 of this report, all major developments (over 1 hectare, excess of 1,000sqm of floorspace or more than 9 dwellings) are required to provide affordable housing. This site measures 1.24 hectares/3 acres and on this basis is now expected to provide affordable housing in accordance with the 'Statement on the Seeking of Affordable Housing Developer Contributions', endorsed by Planning Committee on the 2<sup>nd</sup> October 2019. Policy HOU3 would require 30% provision (1.8 dwellings) to be provided, which is rounded to the nearest number and thus this site needs to provide 2 affordable dwellings.
- 7.10 The developer has agreed to pay an off site contribution of £210,120, which will be secured as part of a S106 Agreement. This contribution is based on providing 2 affordable dwellings, one rented and one shared ownership off site. This is an additional cost to the developer, though is required in order to reflect the updated requirements of affordable housing contributions as set out above.
- 7.11 It is considered that on balance the public benefit of this proposal at worst remains neutral and on this basis, it would be unreasonable to refuse the application, given that the site was assessed as acceptable for the provision of up to 6 dwellings previously and has an extant permission. The proposal complies with policies GROWTH5, HOU1 and HOU3 of the Adopted Local Plan.
- 7.12 Other Material Matters
- 7.13 There are no other changes to the proposal, aside from the removal of condition 8 (which secured the dwellings as self build) and it is recommended members refer

to the officer report for application 18/00840/OUT (appendix 2) and minutes of the Planning Committee (appendix 3).

- 7.14 The reasons for the conditions would need to be updated to reflect the changes in policies since the 25 September 2018.
- 7.15 Residents have raised concerns in regards to housing mix and the number of dwellings. The proposal is not seeking to increase the number of dwellings, which remain up to 6 units and therefore the principle remains the same. Any additional housing would require a separate application and any additional market dwellings would be resisted while the Council can maintain a five year land supply. In regards to housing mix, policy HOU1 only requires an appropriate mix on sites of 10 or more dwellings; so does not apply to this proposal.
- 7.16 While members of the public have raised other concerns, these have been previously covered under the original outline consent and were assessed and discussed as part of the previous committee decision. It would be unreasonable to re-assess other previously agreed details that this variation request does not impact upon, when there is an extant permission on the site.
- 7.17 It should be noted that the new Natural Environment SPD would require that in any future landscaping scheme which is required as part of the reserved matters application that additional trees are planted and that the details submitted to discharge condition 5 of the permission which relates to biodiversity improvements leads to a substantial net gain in biodiversity.
- 7.18 Planning Balance
- 7.19 In terms of the planning balance, the loss of self build units on this site is considered to be a minor negative weight. The new public benefit of an affordable housing contribution is considered to be a positive weight and it is considered that the merits of the proposal outweigh the identified harm.
- 7.20 It is therefore recommended that members grant delegated approval, subject to the recommended conditions and the completion of a S106 Agreement to secure the affordable housing contribution.

## 8.0 APPENDICES

- 8.1 Appendix 1 – Recommended Conditions  
8.2 Appendix 2 – Committee report for planning application 18/00840/OUT  
8.3 Appendix 3 – Minutes from Planning Committee

---

<b><u>Background Documents</u></b>	<b><u>Location</u></b>	<b><u>Contact Officer(s)</u></b>
19/01342/VAR	Andrew Phillips Room No. 011 The Grange	Andrew Phillips Planning Team Leader 01353 665555
18/00840/OUT 17/01559/OUT	Ely	andrew.phillips@eastcambs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](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 - 19/01342/VAR Conditions

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

Plan Reference	Version No	Date Received
Location Plan		18th June 2018
6500-SK-002	C	7th August 2018

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance, landscaping, layout and scale (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 no later than 3 years from the date of the original permission (18/00840/OUT).
- 2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 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 Prior to or as part of the reserved matters application, an energy and sustainability strategy for that plot, 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.
- 4 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 the Climate Change SPD. This condition is pre-commencement as some of the measures may be below ground level.
- 5 Prior to first occupation of a plot a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of that plot of the hereby approved development and thereafter maintained in perpetuity.
- 5 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD.
- 6 No development shall take place until a scheme to dispose of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation to which the scheme relates to.

- 6 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.
- 7 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.
- 7 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.
- 8 Prior to first occupation of any dwelling the passing bay as shown on Section B of drawing number 6500-SK-002 Rev C shall be constructed to Cambridgeshire County Council specification.
- 8 Reason: To ensure that the highways end appearance is acceptable and to prevent the roads being left in a poor/unstable state, in accordance with policies COM7 and ENV2 of the East Cambridgeshire adopted Local Plan April 2015. This is a Grampian condition, as the land in question is controlled by the Local Highways Authority.
- 9 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.
- 9 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015.
- 10 The access shall be built in accordance with drawing number 6500-SK-002 Rev C prior to first occupation of any dwelling.
- 10 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 11 The first reserved matters application shall provide details of the entire road layout for all 6 plots.
- 11 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 12 No development 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 has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.

- 12 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to permission being granted, however, the information is needed prior to commencement in order to ensure that the necessary infrastructure is able to be provided.
- 13 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.
- 13 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.
- 14 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours 08:00 - 18:00 each day Monday-Friday, 08:00- 13:00 Saturdays and none on Sundays or Bank Holidays/Public Holidays.
- 14 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 15 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 DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. 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.
- 15 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.

- 16 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.
- 16 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.