

TITLE: 22/01228/FUL

Committee: Planning Committee

Date: 1 March 2023

Author: Planning Contractor

Report No: X162

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Site Address: Land to North of 3 Putney Hill Road, Prickwillow, Cambridgeshire

Proposal: Construction of 8 dwellings and garages, new access road and associated works - Phased development

Applicant: Cliff Vision Estates Ltd

Parish: Ely

Ward: Ely North

Ward Councillor/s: Simon Harries
Alison Whelan

Date Received: 20 October 2022

Expiry Date: 3 March 2023

1.0 RECOMMENDATION

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

1. Approved Plans
2. Time Limit
3. Archaeology
4. Surface Water
5. Contaminated Land
6. Construction Environmental Management Plan
7. Access culvert details
8. Soft landscaping details
9. Biodiversity Mitigation
10. Details of surfacing for streets and private drives
11. Parking and turning

12. Materials fenestration and rainwater, roofline
13. Energy sustainability scheme
14. Fire Hydrants or alternative scheme of water supply
15. Management and Maintenance of proposed streets
16. Visibility splays
17. Binder course
18. Boundary Treatments
19. Construction and delivery times
20. Access width
21. PD Gates
22. PD roof windows etc
23. Piling
24. Obscure glazing
25. External materials
26. FRA – floor levels, flood resilience
27. Tree protection measures
28. Unsuspected Contamination
29. Foul Drainage
30. Biodiversity protection
31. Access Drainage

2.0 SUMMARY OF APPLICATION

- 2.1 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/>.
- 2.2 The application seeks planning permission for the construction of eight dwellings and associated infrastructure including a new access and internal roads. The development proposes a single vehicular access point from Putney Hill Road which leads to a 6m wide shared surface, unadopted road to serve the properties.
- 2.3 The development comprises 2 house types. Plots 1,2,5,6,7 and 8 are 1½-storey (c.6.5m to ridge), 3-bedroom dwellings arranged in a 'T'-shape. Plots 3 and 4 are also 1½-storey (c.6.5m to ridge) 4-bedroom dwellings. All dwellings are proposed to be finished externally in Wienerberger Terca Olde Essex Red multi facing brick and natural slate tile roof. The upper floor rooms are served with a mixture of rooflights and dormer windows.
- 2.4 The development proposes to protect the existing trees and hedgerow along the northern boundary, with further soft landscaping proposed along the eastern boundary (serving plots 5 to 8) where it abuts the open fields and also along the site frontage, on either side of the access. A 1.2m high boundary fence is proposed along the eastern site perimeter (set inside the soft landscaping), with the remaining rear gardens enclosed with 1.8m high fence.
- 2.5 The application has undergone revisions since submission, mainly to address initial concerns raised over the scale and massing and general design of the proposal and clarification on the access details.

2.6 The application is before the Planning Committee following the 'call-in' request by Cllr Simon Harries (see also Ward Councillor comments below);

3.0 PLANNING HISTORY

3.1 **18/01083/FUL**
8no. Dwellings – Phased Development
Approved
16 October 2021

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located within the Prickwillow development framework and is allocated for residential development for up to 10 dwellings within the East Cambridgeshire Local Plan (Policy PRK1).

4.2 The site comprises c.0.54ha of agricultural field located at the south eastern edge of Prickwillow. The application site level is approximately 1.2m (average) lower than Putney Hill Road (which is c.0m AOD) and is clearly visible from the public highway. There are some trees located adjacent to the application site (northern boundary). There are a number of existing residential properties located to the north and north west of the site, in addition to the south-west of the site on the opposite side of Putney Hill Road. The land extending the south-east comprises open agricultural field.

5.0 RESPONSES FROM CONSULTEES

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

Ely City Council - 10 January 2023

The City of Ely Council has no concerns with regards to this application.

Ely City Council - 15 November 2022

The City of Ely Council has no concerns with regards to this application.

Ward Councillor: Cllr Simon Harries - 31 October 2022

I am one of the Ward Councillors for Ely North. I refer to planning application 22/01228/FUL for 8 properties on Land to North Of 3 Putney Hill Road, Prickwillow.

I wish to object to this development on the grounds of:

- Unsuitable position, with likelihood of flooding.
- Poor road conditions, adding to the hazards of already inadequate capacity in the area.
- Loss of amenity to neighbours, with the need to include flood precaution exists on the roof likely to cause significant inconvenience by way of excessive building height.
- Damage to the street scene in a sensitive area, where your department has recently refused permission for other developments on these grounds.

This has been a cause of controversy and strong objections from the City of Ely council and neighbours. Please note that I am now formally calling this in for review.

Consultee for Other Wards in Parish - No Comments Received

CCC Lead Local Flood Authority – 13 February 2023

In principle, yes this condition [as set out under proposed condition 4 below] should be fine to cover the details of surface water management for the site.

CCC Archaeology - 3 January 2023

Comments as per 31st October 2022

CCC Archaeology - 31 October 2022

I am writing to you regarding the archaeological implications of the above referenced planning application. The proposed development lies in an area of high archaeological potential. The village of Prickwillow follows an ancient course of the River Ouse, which was later silted up (Roddonised) forming firmer ground within the fen. These are known to be foci for both Roman and Prehistoric settlement and use. Bronze Age, Roman, medieval and post-medieval metal finds are known along this course and in its wider floodplain and fen from casual metal detection (for example, Bronze Age flint knife (07255) 120m west and Roman skilnet (07260) 400m south west of proposal area). 17th Century and later wind pumps and 19th century steam pumps are known and a tourist attraction at Prickwillow.

We have previously provided comment on an application for the same plot (18/01083/FUL) and would recommend the same condition in this case. We do not object to development from 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 Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 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 and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological

assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

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.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges

CCC Growth & Development - No Comments Received

CCC Local Highways Authority - 6 January 2023

The revised drawing P-6620-01 Revision A has addressed my previous comments and I do not object to this application.

Please append the following Conditions and Informative to any permission granted:
Conditions

HW8A: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across the approved vehicular access, as shown on P-6620-01 Revision A.

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

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.

Watercourse Management

If you are planning to undertake works within a watercourse within the UK, you need permission to do so by law. It is essential that anyone who intends to carry out works

in, over, under or near a watercourse, contacts the relevant flood risk management authority to obtain the necessary consent before starting work. Please refer to this web page for further information;

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

CCC Local Highways Authority - 1 November 2022

The proposed development is unlikely to have an impact upon the public highway greater than that which has been considered under the previously approved scheme 18/01083/FUL. On this basis I do not object to the principle of the application.

However, there is specific detail contained within the submission which should first be addressed prior to any determination.

The proposed access, as shown on the drawing P-6620-01 is generally of appropriate design for a development of this nature and scale. But it is shown to tie into the nearside top of ditch and not the carriageway edge of Putney Hill Road. This needs to be rectified as the current proposal would require vehicles to cross over unmade highway verge to access the site.

The inter-vehicle visibility splays shown are of appropriate scale commensurate with the signed speed limit (2.4m x 43m) but they pass over the ditch which runs along the site frontage. This ditch does not form part of the public highway (the highway boundary is the top of ditch on the side closest to the carriageway) and it is presumed to be under the riparian ownership of the applicant. The ditch, or at least the extent within the visibility splay, needs to therefore be included in the application redline boundary.

Any culverting of the ditch needed to facilitate the new access should include headwalls 2m from the carriageway edge to mitigate fall risks.

The internal layout is not to a standard which would be considered adoptable by CCC. I therefore recommend that you consult with ECDC's Waste Team regarding refuse collection from private roads.

Vehicle tracking for emergency service vehicles should be provided to demonstrate the layout is suitable. However, in this case, the access and internal road layouts are of a standard form, so I am content to accept the omission of tracking. If, however, refuse vehicles will enter the site, then this does need to be tracked to demonstrate that both the access and turning provision are sufficient.

The applicant needs to ensure that private surface water from the development site does not discharge to the public highway. The simplest solution is to grade the site so that the access falls back from the highway. If this is not possible, alternative drainage systems needs to be included e.g., gullies, channel drains. This can be conditioned but indicate proposals would be beneficial at this stage.

While this is just an observation, I would highlight to the applicant that there is little merit in providing partial internal footways as there is no connecting infrastructure along Putney Hill Road. My recommendation would be to omit the footways and provide a 6m wide suitably designed shared space street within the site, but this is

at the discretion of the applicant and the LPA. While it may be possible to provide an off-site footway to connect with Main Street, this was not required of the previous approval, there is insufficient information to advise if it would be technically feasible, and the associated costs may be disproportionate to the scale of development. I therefore recommend the LPA be satisfied that the development aligns with Local Plan Policy COM 7, particularly sub-point b.

Environment Agency - 23 January 2023

we have reviewed the plans as proposed and we have no additional comments to make at this time please refer to our letter ref AC/2022/131343/01 for our original comments as these should still be taken into consideration.

Environment Agency - 15 November 2022

Thank you for referring the above application which was received on 26th October 2022.

We have no objection to the proposed development but wish to make the following comments.

Review of the Flood Risk Assessment

We have reviewed the Flood Risk Assessment by Geoff Beel Consultancy, reference: GCB/AJS Architecture, dated September 2022 and have found that the details are acceptable. We strongly recommend that the following mitigation measures are adhered to:

- Finished floor levels are to be raised 500mm above the existing ground level.
- Flood resilient construction will be incorporated up to 300mm above finished floor levels.

Sequential test - advice to LPA

What is the sequential test and does it apply to this application?

In accordance with the National Planning Policy Framework (paragraph 162), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

The only developments exempt from the sequential test in flood risk areas are:

- Householder developments such as residential extensions, conservatories or loft conversions
- Small non-residential extensions with a footprint of less than 250sqm
- Changes of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site)
- Applications for development on sites allocated in the development plan through the sequential test, which are consistent with the use for which the site was allocated.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

Who undertakes the sequential test?

It is for you, as the local planning authority, to decide whether the sequential test has been satisfied, but the applicant should demonstrate to you, with evidence, what area of search has been used. Further guidance on the area of search can be found in the planning practice guidance here.

What is our role in the sequential test?

We can advise on the relative flood risk between the proposed site and any alternative sites identified - although your strategic flood risk assessment should allow you to do this yourself in most cases. We won't advise on whether alternative sites are reasonably available or whether they would be suitable for the proposed development. We also won't advise on whether there are sustainable development objectives that mean steering the development to any alternative sites would be inappropriate. Further guidance on how to apply the sequential test to site specific applications can be found in the planning practice guidance here.

Exception Test

With regard to the second part of the Exception Test, your Authority must be satisfied with regards to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety, including safe refuges within buildings, and the ability of the emergency services to access such buildings to rescue and evacuate those people. In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authority to formally consider the emergency planning and rescue implications of new development in making their decisions.

We strongly recommend that your Emergency Planner is consulted on the above issues. Advice to Applicant

Flood Resilient Measures

Any proposed flood resilient measures should follow current Government Guidance. For more information on flood resilient techniques, please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings - Flood Resilient Construction", which can be downloaded from the following website: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Flood Warning

The Environment Agency operates a flood warning system for existing properties currently at risk of flooding to enable householders to protect life or take action to manage the effect of flooding on property. Flood Warnings Service (F.W.S.) is a national system run by the Environment Agency for broadcasting flood warnings. Receiving the flood warnings is free; you can choose to receive your flood warning as a telephone message, email, fax or text message. To register your contact details, please call Floodline on 0345 988 1188 or visit <https://www.gov.uk/sign-up-for-flood-warnings> Registration to receive flood warnings is not sufficient on its own

to act as an evacuation plan. We are unable to comment on evacuation and rescue for developments. Advice should be sought from the Emergency Services and the Local Planning Authority's Emergency Planners when producing a flood evacuation plan.

Foul Drainage

The Planning Practice Guidance on Water supply, waste water and water quality (paragraph 020) stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

Foul drainage should be connected to the main sewer if the distance from the development is within 30 metres or less of a main sewer (multiplied by the number of dwellings). Therefore, this connection should be made within 240m from a possible connection. We consider that a connection can be made within 200m.

We hope this information is of assistance. If you have any queries, please do not hesitate to contact us.

ECDC Environmental Health - 3 January 2023

I have no additional comments to make at this time.

ECDC Environmental Health - 28 October 2022

Thank you for consulting us on the above application.

It is not clear if the conditions attached to 18/01083/FUL will apply to this application (if granted). I would request that Conditions 7,8 and 21 of 18/01083/FUL are also attached to this application (if not already covered).

ECDC Waste Strategy (ECDC) - 4 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).
- Providing that the site access is satisfactory to the highway (with no unmade area for vehicular crossing) and streets are built to adopted standards, according to the specifications of the RECAP Waste Management Design Guide Toolkit, we would be able to serve this area. The applicant is referred to be advised to the RECAP Waste Management Design Guide for our waste and recycling lorry tracking and routing.
- The developer would be asked to provide sufficient space on the highway boundary for bin collection, for any dwelling on unadopted or private road.
- 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.

ECDC Trees Team - 21 November 2022

The submitted arboricultural information is sufficient and should be conditioned if the application is approved. The site layout is an improvement on the previously approved scheme in relation to the existing trees. No tree related objections to this application please condition the submission of a soft landscaping scheme to aid the integration of the development into the surrounding landscape.

The landscaping information must include,

- 1) A scaled plan showing the locations of new and existing vegetation
- 2) A tree pit design specification
- 3) A schedule detailing sizes and numbers/densities of all proposed trees/plants (Hedging ideally needs to be planted at 0.60m centres in a double staggered row, usually a 20% mix of five species for a native species hedge)
- 4) Specifications for operations associated with plant establishment to include a program for the timings of the landscape works and maintenance, to ensure successful establishment and survival of new planting and having regard to the timing of the commencement of the development.

When designing the soft landscaping scheme species choice will be important especially in the area adjoining the drain so that it doesn't obstruct access as it develops this may suit trees with an upright/narrow crown shape that will still aid in softening the appearance of the site and act as screening from the wind.

Middle Level Commissioners Middle Level Drain - 1 November 2022

The application states that surface water will be disposed of via soakaways. Provided that soakaways form an effective means of surface water disposal in this area, the Board will not object to this application. It is essential that any proposed soakaway does not cause flooding to neighbouring land. If soakaways are found not to be an effective means of surface water disposal, the Board must be re-consulted in this matter, as the applicant would need the consent of the Board to discharge into any watercourse within the District.

If the proposed sewage treatment plant discharges into a watercourse, the consent of the Board is required.

Any culverting of a ditch to form an access will require the consent of this Board under the Land Drainage Act 1991.

- 5.2 A site notice was displayed near the site on 31 August 2022 and a press advert was published in the Cambridge Evening News on 3 November 2022.
- 5.3 Neighbours – 7 neighbouring properties were notified and responses were received from 1 neighbour at ‘Long View’, adjacent which are summarised below.
- Affects a Right of Access
 - Affects public views
 - Affects street scene
 - Biodiversity
 - Foul water drainage
 - Groundwater issues
 - Highway safety
 - Landscape impact
 - Loss of privacy
 - Noise sensitive
 - Over bearing
 - Over looking
 - Over shadowing (including loss of natural heat)
 - Parking and Turning
 - Pollution issues
 - Surface water drainage and flooding

A full copy of the responses is available on the Council’s website.

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) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).
- 6.2 *East Cambridgeshire Local Plan, 2015*
 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 7: Transport impact

COM 8: Parking provision

6.3 *Cambridgeshire and Peterborough Waste and Minerals Local Plan, 2021*
Policy 14: Waste management needs arising from residential and commercial development

6.4 *Supplementary Planning Documents*

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

6.5 *National Planning Policy Framework, 2021*

- 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

7.0 PLANNING COMMENTS

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

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

7.2 Principle of Development

7.2.1 The site forms a strategic housing allocation under the development plan – policy PRK1 which envisages a site of up to 10 dwellings. The site is subject to extant full planning permission under 18/01803/FUL for the residential development of the site for 8 dwellings. The principle of development for 8 dwellings within the application site is therefore considered acceptable, in accordance with policy PRK1.

7.2.2 Policy PRK1 states that development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required under Policy HOU 3, with priority being given to people in local housing need.

- Provide a mix of dwelling types and sizes to reflect current evidence of need within Prickwillow.
- Have particular regard to the layout and scale, height, design and massing of buildings, and landscaping, in order to minimise visual impact from Putney Hill Road and the surrounding countryside.
- Demonstrate that the site can be suitably accessed by vehicles, pedestrians and cyclists, and provide any necessary improvements to the local footpath network.
- Demonstrate that the flood risk on the site can be adequately mitigated; and
- Comply with the other policies of the Local Plan.

7.2.3 Policy PRK1 states that an element of affordable housing will be expected. However, the NPPF states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). The application is not for a major development and Prickwillow is not a designated rural area. Therefore, affordable housing cannot be reasonably sought for this development of 8 dwellings. This is consistent with the conclusions of the extant scheme. The requirement was likely in the policy because the site was allocated for 10, which would have otherwise triggered the affordable housing policy and NPPF requirements.

7.3 Housing Mix

7.3.1 The extant permission proposes a full scheme of 3-bedroom bungalows, whereas the latest proposal is for 6no. 3-bedroom dwellings and 2no. 4-bedroom dwellings. Whilst the specific housing needs of Prickwillow itself are not defined within the latest Housing Needs of Specific Groups (2021), nonetheless the recommended market housing mix is suggested for the East Cambridgeshire region;

- 1-bedroom: 0-10%
- 2-bedrooms: 20-30%
- 3-bedrooms: 40-50%
- 4+-bedrooms: 20-30

7.3.2 Given that the extant permission offers only (100%) 3-bedroom dwellings, the latest proposal offers a mix of 75% of 3-bedroom and 25% of 4-bedroom dwellings which is considered to more closely align with the ambitions of the latest housing evidence, albeit it is recognised that no single or 2-bedroom dwellings are proposed here.

7.3.3 Having regard to the housing mix proposed, balanced with the latest housing needs evidence for the District, and the fall-back position of the extant planning permission only delivering 3-bedroom dwellings, it is considered that the housing mix proposed is acceptable.

7.4 Access

7.4.1 The access is proposed to be located in a similar location to the extant permission - directly onto Putney Hill Road and is therefore acceptable in principle. Furthermore, the Local Highways Authority (LHA) has confirmed that they are satisfied with the geometry, alignment and visibility of the access to serve the proposed development.

7.4.2 The access is proposed to cross over the existing ditch and it is therefore necessary to ensure that the detail of the culverting is agreed with both the LHA and LLFA in order to ensure both an effective access and one which addresses flood risk. This can be reasonably secured via planning condition and the applicant has confirmed their agreement to this.

7.4.3 Subject to the submission of appropriate details, it is considered that the development would meet the aims of Local Plan policy COM 7 and PRK 1, and paragraph 110 of the NPPF paragraph 110, in that it would achieve safe and effective access for future occupiers, visitors and other road users.

7.5 Layout

7.5.1 Whilst the extant permission proposed a 5m wide road served by footpaths, this latest layout proposes a 6m wide shared surface arrangement, which was suggested by the LHA. Given the minor quantum of development proposed, it is considered that the internal roads are likely to be lightly trafficked and at low speeds, making the proposal of a shared surface suitable in this instance.

7.5.2 The LHA has advised that the LPA needs to consider whether the development complies with the aims of Local Plan policy COM 7, specifically criteria 'b', noting that the development does not come forward with any pedestrian/ cycle priority infrastructure to connect to the wider settlement, whilst also acknowledging that this was not secured under the extant planning permission. Having regard to the LHA's comments on the previous application, they acknowledged that there is no footway access to the site and there is no existing footway along Putney Hill Green which this site can connect to, noting that many roads through Prickwillow are devoid of footways. They ultimately conclude that the cost of providing a new footway between the site and the nearest existing footway (Main Street) would be disproportionate to the scale of development.

7.5.3 Whilst it is recognised that policy COM 7 would generally seek to ensure that infrastructure comes forward with developments to prioritise and encourage pedestrian and cycle movement, it is also important to acknowledge that the LPA did not seek this infrastructure previously, and that the extant permission is still capable of implementation. Furthermore, there is no evidence to suggest that the dynamics of the highway has changed since the LPA's last decision for development at this site and therefore it would be unreasonable in this instance to seek more than what has previously been approved. Therefore, whilst it is acknowledged that the development offers some conflict with the full aims of policy COM 7, it is concluded that this would not warrant sound grounds to refuse the application, particularly in view of the site's planning history.

7.5.4 The permitted scheme proposes a spine road through the site which runs at an angle to the main highway. The latest layout runs a spine road perpendicular to the highway, which enables the dwellings to align along the eastern and southern boundaries to provide a stronger pattern of development and edge to the settlement and a generally more traditional arrangement of built form.

7.5.5 Whilst the road is not proposed to be adopted, it is the intention of the developer to accommodate the Council's refuse vehicles to enter the site to undertake weekly collections. The LHA has confirmed they are happy with the general arrangements

of roads to accommodate this and, subject to the developer agreeing to sign the Council's indemnity agreement (thereby waiving any responsibility for damage to road surface in the Council's undertaking of their operations), the general layout would accord with the aims of Policy 14 of the Cambridgeshire & Peterborough Waste and Minerals Local Plan, having regard to RECAP guidance.

7.5.6 Each dwelling is served by a private driveway with space for at least 2 cars, in-line with policy COM 8. Furthermore, the layout would accommodate adequate visitor parking, without restricting the free-flow of traffic. Furthermore, cycle parking is provided through cycle sheds located in rear gardens, in-line with COM 8.

7.6 Scale, Appearance and Landscaping

7.6.1 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 settlements. 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. Paragraphs 130 and 134 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.

7.6.2 As noted above, the scale and appearance of the development has been amended to respond to Officers initial concerns over general massing and design, which originally proposed much larger properties, which were considered to be visually dominant in this fringe location.

7.6.3 The revised scheme proposes more modest dwellings, particularly those toward the southern (front) and eastern boundary of the site and with suitable spacing to reflect the semi-rural, edge of settlement location. Whilst the dwellings incorporate a first-floor, the ridge heights have been kept low, so as to reduce their visual impact, with a mixture of small dormer windows and rooflights to the roofscape of the development. It is acknowledged that the dwellings will be approximately 1m higher than those previously approved. However, due to the ground levels being substantially lower than adjacent land to the south west (the highway) and west ('Long View'), the overall ridge heights will not appear overly dominant in the street scene. There are also benefits to securing 1st floor accommodation in this location, given the flood zone in which the site lies. This is considered further under section 7.9 below.

7.6.4 The general scale and design of the dwellings would depart somewhat from the more modest designs of bungalows that exist adjacent. However, it is considered that the use of sympathetic materials e.g., natural slate roof tiles and a good quality facing brick, fenestration and roofline products would achieve a high-quality of design which would enhance this gateway into the village. The development is further enhanced by a robust scheme of soft landscaping which when established would define the settlement edge and aid with the urban to rural transition of the site.

7.6.5 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.

7.6.6 It is considered that the general design of the development would complement and enhance the adjacent developments and through established soft landscaping, would assimilate successfully into this fringe site where it transitions from urban to rural countryside. It is therefore considered that the development would accord with the aims of Policies ENV 1, ENV 2 and PRK 1 of the Local Plan 2015 and paragraph 130 of the NPPF.

7.7 Residential Amenity

7.7.1 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.

7.7.2 The nearest residential property lies c.20m east of Plot 1 and c.40m southeast of Plot 3. The resident of this property 'Long View' has raised concerns that the development will compromise natural daylight (including natural heat) entering their habitable rooms and will cause overshadowing and loss of privacy. Given the distance separation and window positions of Plot 1 and Plot 3, it is considered highly unlikely that any residents would experience significant overlooking from these dwellings – with no windows at the first-floor side elevation of Plot 1 or Plot 3 to enable this, and with oblique viewing angles from the front 1st floor windows of Plot 3 to severely restrict any overlooking. Furthermore, when applying the 45° and 25° rule of overshadowing (having regard to the standards set out in Building Research Establishment (BRE) Guidelines "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" 2022) which considers the Sun's angle and path throughout the seasons, it is demonstrated that no shadow will fall across any existing windows to result in overshadowing or loss of light, neither will it severely affect any gardens. Finally, whilst it is acknowledged that outlook from properties and from the streetscene would change as a result of the development (as it would with the extant proposal), it is considered that the development will not result in any overbearing impacts or severe harm to outlook.

7.7.3 Concerns have also been raised by the resident that the development will result in pollution issues, specifically citing noise. Given the residential nature of the scheme, it is not anticipated that generally noise (or other pollutants) would be a serious issue. It is acknowledged however that the physical construction works can give rise to nuisance issues and in this regard, as with conditions imposed on the extant permission, it is prudent to restrict construction times, to secure a construction environmental management plan (CEMP) and to consider the approach to piling should it be required, to ensure that disruption, noise, lighting and vibration is kept to a minimum as practicably as possible. In respect of other pollutants e.g. surface and groundwater contamination during construction, the LPA previously sought to address this via condition requiring full details of surface water management. It is prudent again to impose such a condition and the applicant has agreed to this.

7.7.4 In respect of future occupiers of the development, the scheme demonstrates that each property would be afforded ample private amenity space and the orientation and spacing of dwellings means that no property would suffer severe overlooking, overshadowing or overbearing impacts. Furthermore, 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.

7.7.5 In conclusion, subject to the aforementioned conditions, the scheme demonstrates that in general, a high-quality living environment would be achieved for existing residents and future occupiers of this development in accordance with Policy ENV2 and PRK 1 of the Local Plan and Chapter 12 (particularly paragraph 130) of the NPPF.

7.8 Biodiversity and Ecology

7.8.1 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 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.

7.8.2 The application comes forward with a high-level soft landscaping scheme, denoting that tree and hedgerow planting will be undertaken along the site perimeters and existing trees along the northern boundary will be protected. The Council's Tree officer has concluded that the proposals are better than the extant permission and seeks further specific details of the planting proposals and longer-term management arrangements via condition.

7.8.3 The application is also supported by a preliminary ecological appraisal (PEA) which sets out a suite of recommended actions in order to ensure that the development protects existing features of biodiversity and suggests possibilities for enhancements.

7.8.4 Whilst the proposal raises no concerns in respect of habitat loss, it is recommended to seek further details via planning condition to demonstrate how the development will achieve a net gain in biodiversity in accordance with Local Plan policy ENV 7 and the ambitions of the SPD.

7.9 Flood Risk and Drainage

7.9.1 Policy ENV 8 of the East Cambridgeshire Local Plan 2015 states that the Sequential Test and Exception Test will be strictly applied across the district, and new development should normally be located in Flood Risk Zone 1. The site is located in Flood Zone 3 however it should be noted that the site has been allocated for residential development through the Local Plan and therefore, in accordance with NPPF paragraph 166 the sequential test is considered to already be passed. It is therefore for the LPA to consider the 2 parts of the exception test;

- a) whether the development provides wider sustainability community benefits to outweigh flood risk, and;
- b) whether the development can be made safe for its lifetime without increasing flooding elsewhere.

Wider sustainability benefits

- 7.9.2 The development would provide a number of high-quality homes for Prickwillow, with a mix which responds positively to the housing needs of the district (having regard to the latest housing needs assessment) and follows the housing growth ambitions of the Development Plan. The occupiers of the dwellings would likely assist in supporting the vitality and viability of the settlement and community, for example through local spend and use of facilities and services, thereby meeting with one of the sustainability objectives of the Local Plan (Sustainability Appraisal, 2015) and subsequent public benefit.

Flood risk safety

- 7.9.3 The application is supported by a flood risk assessment (FRA) which concludes that surface water can be adequately managed on site without causing flooding elsewhere and that, through the raising of floor levels to 500mm above ground level and incorporating a further 300mm of internal flood resilient measures, the development would be safe for its lifetime. It is recognised that this is substantially different to the previously approved scheme, which proposed to raise ground levels across the entire site to ensure that finished floor levels were +300mm above the road level (a cumulative total of around 1.5m to floor level based on average site levels). However, the latest FRA considers more recent Hazard Mapping produced by the Environment Agency (EA) together with Climate Change Hazard Mapping and Surface Water Hazard Mapping of the East Cambs Strategic Flood Risk Assessment 2017, which shows the site unaffected by any floodwaters in an extreme event. This takes into account the level of defences in existence, however were these to fail, it is predicted that flood waters may reach 420mm across the site, hence the proposal to raise floor levels by 500mm to mitigate the impact, which is considered to be low risk in any case due to the quality of defences.
- 7.9.4 The application is also supported by a flood evacuation plan as recommended in the EA's comments, which provides future occupiers with advice and guidance in the event of flood inundation. This is considered to be satisfactory and should be passed to future occupiers for future reference should it be relied upon. A planning condition to this effect is recommended in this regard. It is concluded that the development can be made safe for its lifetime without increasing flood risk elsewhere.
- 7.9.5 In terms of drainage, infiltration testing previously undertaken was accepted by the LLFA and forms the basis for options for managing surface water drainage. In-line with the LLFA's advice, a condition requiring specific details of surface water management is recommended. Foul drainage is proposed to be directed to existing mains drain which would follow the drainage hierarchy under Part H of Building Regulations. To ensure that this is achieved however, it is also prudent to secure foul drainage method(s) via condition, should mains drain not ultimately be used.
- 7.9.6 Whilst concerns have been raised regarding the scale of the development being greater than previously approved, there are obvious benefits in securing first floor accommodation where flood risk exists (however low), in terms of protecting people and property in extreme events, where defences may fail. Furthermore, it is important to note that the extant approval would see the site levels raised considerably, whereas this latest scheme does not and owing to this, heights of dwellings would not be substantially different to that already approved.

7.9.7 Therefore, subject to securing suitable means of drainage, the proposal accords with the aims of Local Plan policies ENV 8 and PRK 1.

7.10 Historic Environment/Archaeology

7.10.1 Cambridgeshire County Council's Archaeology team has requested that a condition is imposed to safeguard potential archaeology within the site. This is consistent with the previous requirements of the extant scheme and the applicant has confirmed their agreement to such a condition.

7.11 Energy & Sustainability

7.11.1 The recently adopted Climate Change SPD predominantly focusses on providing additional guidance to the implementation of Local Plan Policy ENV 4 – Energy and water efficiency and renewable energy in construction. Policy ENV 4 states all proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable. It goes on to state that applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction, as set out in the Code for Sustainable Homes (or its successor), demonstrating that developments of 5 or more dwellings would achieve energy efficiency improvements 20% above Building Regulations (as at Jan 2021).

7.11.2 Whilst no specific detail has been provided to demonstrate compliance with the aims of Policy ENV 4, there is nothing to indicate that this couldn't be achievable and it is therefore reasonable and proportionate to secure this detail via planning condition.

7.12 Planning Balance

7.12.1 The application follows a previous grant of planning permission for a scheme of 8 dwellings which is a significant material consideration when assessing this latest proposal, notwithstanding that the site is allocated for residential development through the development plan.

7.12.2 Whilst the latest development proposes 1½-storey dwellings against an approved scheme of bungalows which would result in an increased general massing, this is mitigated somewhat by the reduction in proposed site levels when compared to the extant scheme and results in a negligible difference in ridge height. Furthermore, the inclusion of 1st floor accommodation would be beneficial given the high flood risk designation of the site.

7.12.3 Whilst the site is a prominent entrance to the village, the design of the dwellings and robust soft landscaping around the site perimeter would complement and enhance the adjacent developments and would assimilate successfully into this fringe site where it transitions from urban to rural countryside.

7.12.4 Subject to compliance with the proposed conditions set out, it is considered that the proposal accords with the development plan when taken as a whole and would constitute a sustainable form of development which should therefore be supported.

8.0 APPENDICES

8.1 Appendix 1 – List of Proposed Conditions

Background Documents

22/01228/FUL

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.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 22/01228/FUL Conditions

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

<i>Plan Reference</i>	<i>Version No</i>	<i>Date Received</i>
Arboricultural Method Statement		20th October 2022
Preliminary Ecological Appraisal	Version 1	20th October 2022
Flood Risk Assessment		20th October 2022
Flood Warning + Evacuation Plan		20th October 2022
P-6620-01 Site Layout	B	15th February 2023
P-6620-06	B	9th February 2023
P-6620-02 House type Plots 1,2,5,6,7&8	B	9th February 2023
P-6620-03 House type Plots 3&4	B	9th February 2023
P-6620-07		9th February 2023

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 2 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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:
- the statement of significance and research objectives;
 - The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - The timetable for the field investigation as part of the development programme;
 - The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.
- 3 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.
- 4 No development shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment (GCB/AJS Architecture, Geoff Beel Consultancy, September 2022) and shall also include:

- Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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;

- b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d) Site Investigation and test results to confirm infiltration rates;
- e) 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;
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water; (i) during construction; and, (ii) during operation of the development

The agreed drainage strategy shall be provided and operational prior to first occupation of the development.

- 4 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.

- 5 Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

- i) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.

- ii) A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

- (a) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.

- (b) The requirements of the Local Planning Authority for site investigations have been fully established, and

- (c) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. A full copy of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

- iii) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

- iv) The provision of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority prior to the occupation of the development.
- 5 Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.
- 6 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) incorporating any phasing arrangements, 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. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction. The CEMP shall be adhered to at all times during all phases.
- 6 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.
- 7 Prior to the commencement of development, construction details of the access where it crosses the existing ditch shall be submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved details prior to the first occupation of the development.
- 7 Reason: In order to ensure that the access is constructed in a suitable way having regard to need to maintain the integrity of the ditch and its flood risk management function in accordance with policies COM7 and ENV 8 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.
- 8 Prior to works proceeding above ground level, a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include;
- i) A scaled plan showing the locations of new and existing vegetation
 - ii) A tree pit design specification
 - iii) A schedule detailing sizes and numbers/densities of all proposed trees/plants (Hedging ideally needs to be planted at 0.60m centres in a double staggered row, usually a 20% mix of five species for a native species hedge)
 - iv) Specifications for operations associated with plant establishment to include a program for the timings of the landscape works and maintenance, to ensure successful establishment and survival of new planting and having regard to the timing of the commencement of the development.

The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 8 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 Prior to occupation of each plot, a scheme of biodiversity improvements for that plot, based on the recommendations as outlined in the submitted Preliminary Ecological Appraisal Report, prepared by Practical Ecology (Version 1: October 2022), shall be submitted to and agreed in writing with the Local Planning Authority which demonstrates biodiversity net gain. The biodiversity improvements shall be installed prior to the first occupation of the plot (unless it relates to implementation of soft landscaping under condition 8) and thereafter maintained in perpetuity.
- 9 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 10 Prior to works proceeding above slab level, details of the surfacing finish of all roads and private driveways serving the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 10 Reason: In the interests of highway safety, visual and residential amenity in accordance with policies COM 7 and ENV 2 of the East Cambridgeshire Local Plan, 2015.
- 11 Prior to first occupation 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.
- 11 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 12 Prior to works proceeding above slab level, details of the external materials to be used for all fenestration, dormer windows and rainwater goods on the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan, 2015.
- 13 Prior to works proceeding above slab level, 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.
- 13 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, 2021.
- 14 Prior to works proceeding above slab level, 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 shall be 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.

- 14 Reason: To ensure proper infrastructure for the site in the interests of community safety in that adequate water supply is available for emergency use, in accordance with the aims of policy ENV 2 of the East Cambridgeshire Local Plan.
- 15 Prior to first occupation or commencement of use 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 for the lifetime of the development.
- 15 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 16 Prior to commencement of use, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan 01/2008/18 Rev F. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 16 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 17 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.
- 17 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 18 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.
- 18 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 19 The hard boundary treatments hereby permitted shall be constructed in accordance with the details specified on the approved plans. The boundary treatments shall be in situ and completed prior to the occupation of the dwelling to which it relates. All works shall be carried out in accordance with the approved details and retained thereafter. No boundary treatments shall be altered from the approved plans without the prior written consent of the Local Planning Authority.
- 19 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 20 The access shall be a minimum width of 6m, for a minimum distance of 10m measured from the near edge of the highway carriageway and thereafter retained in perpetuity.
- 20 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 21 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across the approved site access

- 21 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 22 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following developments or alterations:
- i) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
 - ii) alterations to the roof of the dwellinghouses (as detailed in Schedule 2, Part 1, Class C);
- 22 Reason: To safeguard the residential amenity of neighbouring occupiers and in the interests of visual amenity, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 23 In the event of the foundations from the proposed development requiring piling, prior to the commencement of any such piling, 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.
- 23 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 24 All windows serving any bathroom and/or en-suite rooms at first floor level shall be finished with obscure glazing and thereafter retained as such in perpetuity.
- 24 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 25 The materials to be used in the construction of the external surfaces of the development shall be either:
- a. As detailed on the approved plans or,
 - b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.
- All works shall be carried out in accordance with the approved details.
- 25 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 26 The mitigation measures proposed in the submitted Flood Risk Assessment (GCB/AJS Architecture, Geoff Beel Consultancy, September 2022) shall be implemented and adhered to in full. In particular, these are;
- i) Finished floor levels are set 500mm above existing ground level.
 - ii) Flood resilient construction measures are incorporated up to at least 300mm above finished ground floor level.
 - iii) New occupiers are provided with a copy of the Flood Evacuation plan immediately upon occupation
- 26 Reason: To reduce the impacts of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.
- 27 The tree protection measures as shown in the submitted Arboricultural Statement (Ligma Consultancy ref: P1427-AMS01 V2, dated 20.09.2022) shall be implemented as detailed at all

times during any clearance, site works or development 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.

- 27 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.
- 28 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.
- 28 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.
- 29 In the event that the foul drainage for any part of the development does not directly rely on mains sewer, a scheme for an alternative foul drainage method shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details approved.
- 29 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.
- 30 The mitigation measures outlined within Chapter 3 of the submitted Preliminary Ecological Appraisal Report, prepared by Practical Ecology (Version 1: October 2022) shall be adhered to at all stages of the development.
- 30 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, 2020.
- 31 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.
- 31 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

