

23/00894/FUL

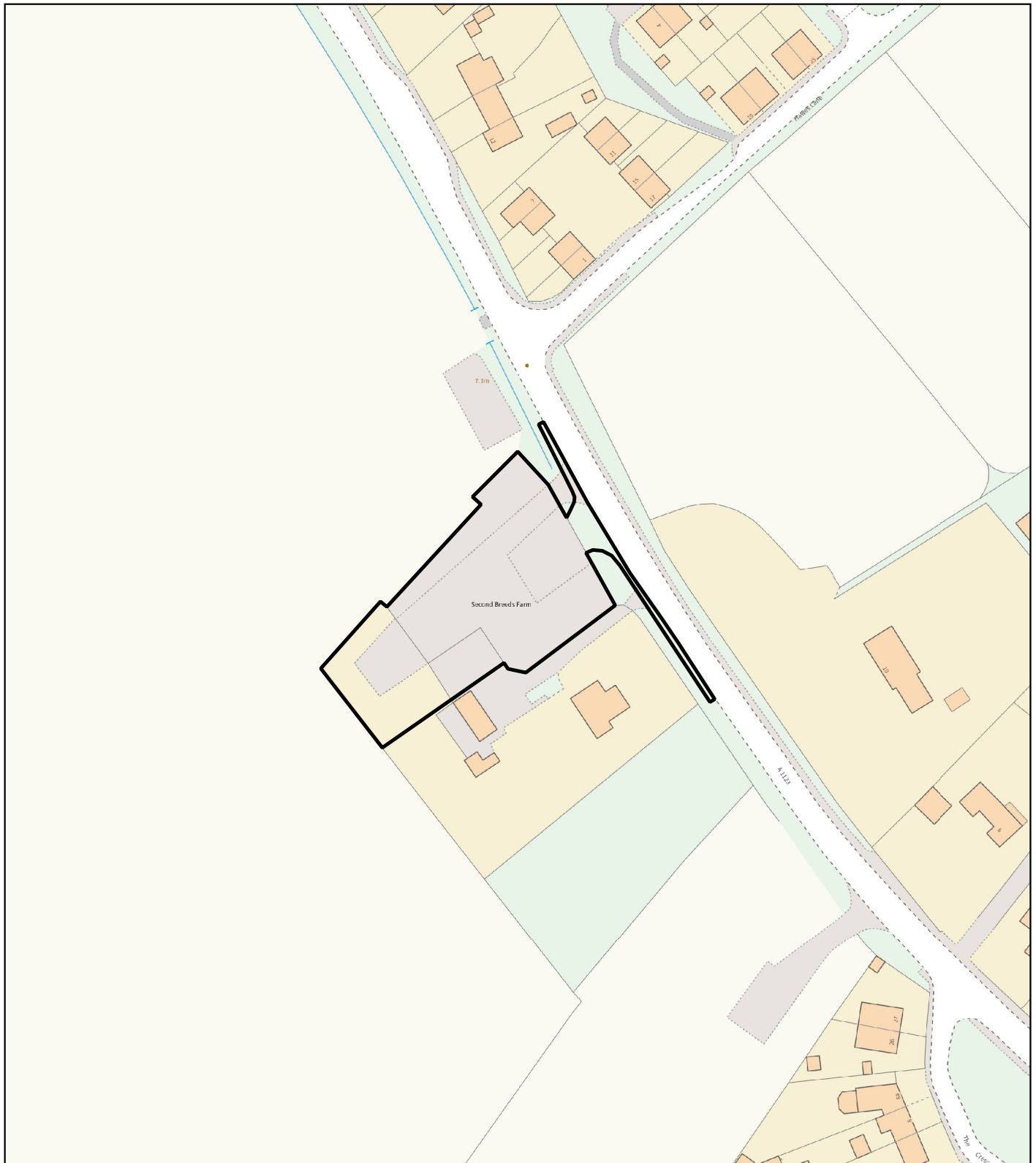
Land North West Of 9
Stretham Road
Wicken

Change of use from Use Class B8 to C3 residential including the removal of storage containers, erection of four detached dwellings, along with associated works including closing and relocating the existing access

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<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZ6KVEGGMK800>





23/00894/FUL

Land North West Of 9
Stretham Road
Wicken



East Cambridgeshire
District Council

Date: 21/11/2023
Scale: 1:1,500



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TITLE: 23/00894/FUL

Committee: Planning Committee

Date: 6 December 2023

Author: Planning contractor

Report No: Y107

Contact Officer: Richard Fitzjohn, Planning contractor
Richard.Fitzjohn@eastcambs.gov.uk
01353 616280
Room No 011 The Grange Ely

Site Address: Land North West Of 9 Stretham Road Wicken

Proposal: Change of use from Use Class B8 to C3 residential including the removal of storage containers, erection of four detached dwellings, along with associated works including closing and relocating the existing access

Applicant: Selica Sevigny

Parish: Wicken

Ward: Soham South

Ward Councillor/s: Ian Bovingdon
Lucius Vellacott

Date Received: 10 August 2023

Expiry Date: 8 December 2023

1.0 RECOMMENDATION

1.1 Members are recommended to APPROVE the application subject to the recommended conditions summarised below:

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Archaeological Investigation
- 4 Contamination investigation
- 5 Foul and surface water disposal
- 6 Arboricultural Method Statement and Tree Protection Plan
- 7 Energy and Sustainability Strategy
- 8 Construction Environmental Management Plan
- 9 Precautionary Working Method Statement
- 10 Landscape Ecological Management Plan
- 11 Boundary treatments
- 12 Hard landscaping scheme
- 13 External materials
- 14 Soft landscaping scheme

- 15 Biodiversity improvements
- 16 Detailed scheme for provision of new footway
- 17 Piling
- 18 Construction and delivery hours
- 19 Unexpected contamination
- 20 Noise levels of Air Source Heat Pumps
- 21 Removal of permitted development rights within Classes A, AA, B, E or F of Part 1 of Schedule 2 of the Order
- 22 Removal of permitted development rights within Class A of Part 2 of Schedule 2 of the Order

1.2 The conditions can be read in full on the attached Appendix 1.

2.0 SUMMARY OF APPLICATION

2.1 Planning permission is being sought for a change of use of land from Use Class B8 (storage) to Use Class C3 (residential) and the erection of four detached dwellings, along with associated works including relocation of the existing vehicular access.

2.2 The proposal includes 2No. two-storey dwellings fronting towards Stretham Road (Plots 1 and 4) and 2No. single-storey dwellings located to the rear of the two-storey dwellings. The proposed dwellings would be externally finished with facing brickwork, grey slate roof tiles and UPVC casement windows.

2.3 The proposed dwellings would measure the following dimensions:

Plot 1 - Two-storey

Ridge height - 8.6 metres
Eaves height – 3.4 metres
Width – 12 metres
Depth 14.2 metres

Plot 2 – Single-storey

Ridge height - 6 metres
Eaves height – 2.4 metres
Width – 10.1 metres
Depth 16.5 metres

Plot 3 – Single-storey

Ridge height - 6 metres
Eaves height – 2.4 metres
Width – 10.1 metres
Depth 16.5 metres

Plot 4 - Two-storey

Ridge height - 8.6 metres
Eaves height – 3.4 metres
Width – 12 metres
Depth 14.2 metres

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.eastcamb.gov.uk/online-applications/>.

3.0 PLANNING HISTORY

3.1

15/00890/FUL

Change of use from meadow to garden plus 1.52m (5ft) weather defence - Retrospective

Approved

10 December 2015

13/00566/FUL

Two storey rear extension and alteration to front elevation and erection of new oak garage block (part retrospective). Change of use of agricultural land to form storage compound (retrospective).

Approved

14 October 2013

4.0 THE SITE AND ITS ENVIRONMENT

4.1

The application site is located on the north-western edge of Wicken, outside of the established development framework. The site is 0.3 hectares in area, comprising approximately 0.19 hectares (approximately 0.47 acres) of B8 (storage) use (the front section of the site closest to Stretham Road), with the remainder of the site comprising a C3 (residential) use (the rear section of the site) and the land required for provision of the proposed footpath. The site has an existing vehicular access onto Stretham Road. The site is surfaced with large areas of tarmac hardstanding, gravel, grassland and scrub and it is surrounded by a mix of boundary treatments including metal, wire, and timber fencing. The site contains a storage building, three large storage containers and a substantial number of smaller objects, including storage tanks, gas cylinders, tyres, vehicles, metal apparatus and miscellaneous domestic items. The site is located approximately 210 metres from Wicken Fen – a Site of Special Scientific Interest, Special Area of Conservation, Area of International Importance for Wildlife (RAMSAR) and National Nature Reserve. The site is also located within Natural England's Great Crested Newts Red Risk Zone. There is a residential property located adjacent to the south-east boundary of the site and there are agricultural fields located adjacent to the north-west and south-west boundaries of the site. Stretham Road is located adjacent to the north-east boundary of the site.

5.0 RESPONSES FROM CONSULTEES

5.1

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

Wicken Parish Council - 13 September 2023

"Does the Parish Council have any concerns about the application? Yes

Can these concerns be addressed by;

- a. amendments to the scheme No
- b. conditions to be applied to any permission no
- c. outright refusal of permission Yes

The Parish Council objects to this application due to the following reasons:

- The proposal is outside the defined development envelope for Wicken contravening GROWTH2. Wicken has particularly suffered with speculative development that has yet to be assimilated into the small community so allowing more seems contrary to the fully adopted Local Plan 2015.

- The development is for large properties when Wicken's part of the Local Plan 2015 clearly states the need for smaller units.
- The proposal is deemed to have poor design and not in keeping with other nearby dwellings. It will affect the visual impact as you approach the village from the west and is much more dense than surrounding properties and so will affect the visual impact on a countryside location. Stretham Road dwellings have a linear form; tandem style of these dwellings does not appear anywhere else in the village.
- Loss of existing trees
- Paragraph 6.4 mentions condensing boilers but paragraph 6.1 states ASHPs
- No provision for street lighting
- Sustainability will see the need for residents to have cars, but no garages have been included in the design
- To the best of our knowledge there has been no attempt in recent years to use the property as a class B8 property before requesting change of use to C3 residential.”

Ward Councillors - 29 August 2023

“The proposal is outside the approved Development Envelope for Wicken and thereby contravenes Local Plan Policy GROWTH 2. This policy is clear and the situation on the ground has not changed since the policy was written, so the only material discussion is over whether there is sufficient weight to depart from this policy in this instance, considering the land and not the occupants. Whilst visual amenity and biodiversity would improve as a result of this proposal, they may be of insufficient weight to depart from this policy because the proposal would not benefit Wicken as a village. I am concerned that there are 4 large houses proposed, no 1- or 2-bedroom houses, and no affordable housing. Wicken is in need of these types of property, so I do not consider this compliant with the ideas in HOU 1 even though fewer than 10 dwellings are proposed. If these were such smaller houses on the same site, I would be more likely to welcome a change to residential use on this specific plot, even though it would still contravene the Local Plan. There is also no demand for housing for rural workers in this location. Wicken is a small village with very few local businesses and seriously limited infrastructure, which is why sticking to the development envelope is essential. It has already done its part for housing in East Cambs far above proportion to its size and infrastructure. Applications such as 22/01229/FUL were rejected on these grounds because weight is applied to GROWTH 2 unless a serious need is being addressed by departing from it. This site is not, in my view, exempt from consideration as a countryside development because this part of Wicken is very much spread out and would impact the countryside in this area. Given the previous commercial nature of the site, Policy EMP1 may be relevant in consideration. Wicken continues to cry out for affordable and small housing in order that families can stay in the same village and the unique sense of community can be maintained. It also calls out for more local businesses and better transport links. It does not require any further large housing (serving neither Soham nor Ely), particularly not on sites outside the development envelope. Whilst the existing brownfield site is not visually appealing, development on this site is not justified as a material consideration solely by Paragraph 141 of the National Planning Policy Framework because it is outweighed by the poor housing size mix in the village as a whole, the lack of infrastructure and the scale of the development in a remote location even if considered to be in the village. Wicken's development should be within the envelope, but at least incorporating more smaller/affordable housing would be acceptable; this proposal does not meet either specification, thus, regretfully, I cannot support it as it stands.”

Consultee For Other Wards in Parish - No Comments Received.

Waste Strategy (ECDC) - 22 September 2023

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).

Environmental Health - 16 August 2023

Due to the proposed number of dwellings, advise that construction times and deliveries during the construction phase are restricted to the following:

- 07:30 - 18:00 each day Monday - Friday
- 07:30 - 13:00 on Saturdays and
- None on Sundays or Bank Holidays

If it is necessary to undertake ground piling, requests that a method statement be produced and agreed in writing with the Local Planning Authority (LPA) before work takes place. If the method of piling involves impact driving, requests a commitment to the following restricted hours specifically for piling - 09:00 - 17:00 each day Monday - Friday and None on Saturdays, Sundays, or Bank Holidays. If there is no intention to utilise ground piling, requests this be confirmed in writing and a condition which prevents it be attached until such time as a ground piling method statement is agreed with the LPA.

The Planning Statement references air source heat pumps (ASHPs) being an aspect of this proposal. As the Environment Health department does receive noise complaints concerning ASHPs, provide guidance for the applicant to consider when choosing, siting and installing the ASHPs. Also recommends the following condition:

- "The specific rated noise level emitted from the air source heat pump shall not exceed the existing background noise level. The free field sound level shall be measured and/or calculated at the boundary of the nearest noise sensitive property. The noise level shall be measured and/or calculated in accordance with BS 4142:2014+A1:2019."

Requests that environmental notes [providing guidance on statutory nuisances] are sent out [to the applicant].

ECDC Trees Team - 19 October 2023

No objection.

As stated in the submitted arboricultural report an Arboricultural Method Statement and Tree Protection Plan will be required, but this can be done via a pre commencement condition if required.

The indicative soft landscaping scheme appears acceptable and the details of this including the tree species proposed could also be provided by condition. Careful consideration must be given to the plants included in the soft landscaping scheme, that they are not only suitable for their position in relation to dwelling proximity, that they are sited so as to be suitable for long-term retention, and that they are visually suitable for the edge of settlement rural location. As such, they should be native in character if not in species.

Local Highways Authority - 5 September 2023

No objection.

The access as shown on the drawing CH22/LBA/619/FP-1-100 is acceptable for a development of this scale and nature. While no vehicle tracking has been provided to support the access design, it is of a standard layout, so does not foresee any material issues arising.

The provision of a 2m footway which connects to that being provided by the application 22/00137/FUL is welcome, noting that delivery of both prior to first occupation is necessary to provide adequate pedestrian access to the site. The development visualisations show a footway on the north-west side of the site, which is omitted from the submitted drawings, but this length of footway is not necessary to make the development acceptable.

The site layout provides adequate parking and turning provision, but it will not be considered for adoption by CCC due to the limited scale of development.

The applicant has not specified how the site will be drained but they will need to ensure that private water from the site does not discharge onto the public highway.

Conditions:

- No development shall take place until full details have been submitted to and approved in writing by the Local Planning Authority to illustrate the following: Surface water drainage.
- 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 CH22/LBA/619/FP-1100.

Environmental Health, Scientific Officer - 5 September 2023

Accepts the findings of the Revision B - Phase I Desk Study report. The report recommends that a Phase II investigation is carried out to assess any contamination risks on the site. It will not be possible to recommend that the site is suitable for residential use until this work and any necessary remediation work has been satisfactorily completed and verified. If remediation is required, a verification report will be required to demonstrate that the remediation objectives have been met. Recommends that standard contaminated land conditions requiring contamination investigation and remediation where necessary.

Cambridgeshire Archaeology - 21 August 2023

Records indicate that the development lies in an area of archaeological potential, to the north of the historic core of Wicken. Archaeological investigations have been undertaken c.100m to the north-east where activity dating between the Roman and post-medieval periods has been identified (Cambridgeshire Historic Environment Record reference. MCB27283). The investigations revealed a network of Roman rectilinear enclosures, representing an area of settlement which was adapted and reconfigured throughout the Roman period. The medieval period saw the area utilised for industrial purposes, with extraction and marling pits being identified. Further medieval activity in the form of ditches were identified during investigations c.150m to the north of the development area (CHER ref. MCB30954). To the south archaeological investigations have revealed evidence for the

early medieval settlement of Wicken. A number of pits and ditches were identified during investigations along Back Lane which spanned the late Saxon to late medieval periods (CHER ref. MCB26848). Medieval ditches and a hollow have also been identified during investigations at Chapel Lane (CHER ref. MCB26703).

Due to the archaeological potential of the site, a programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Recommend that this program of works also include an earthwork survey of the surviving medieval earthworks within the development area.

Usage of the following condition is recommended:

- 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 2021).

CCC Growth & Development - No Comments Received.

The Ely Group of Internal Drainage Board - No Comments Received.

Cambs Wildlife Trust - No Comments Received.

The National Trust - No Comments Received

5.2 A site notice was displayed near the site on 24 August 2023 and a press advert was published in the Cambridge Evening News on 24 August 2023.

5.3 Neighbours – 1 neighbouring property was notified and no responses have been received. A full copy of the responses are available on the Council's website.

6.0 THE PLANNING POLICY CONTEXT

6.1 East Cambridgeshire Local Plan 2015 (as amended 2023)

GROWTH 1	Levels of housing, employment, and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
EMP 1	Retention of existing employment sites and allocations
HOU 1	Housing mix
HOU 2	Housing density
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
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

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations
Design Guide
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
Flood and Water
Natural Environment SPD
Climate Change SPD

6.3 National Planning Policy Framework 2023

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 6 Building a strong competitive economy
- 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
- 16 Conserving & enhancing the historic environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 The main considerations relevant to this proposal are the principle of development and its impacts upon the character and appearance of the area, residential amenity, highway safety and parking provision, biodiversity, flood risk and drainage, trees, archaeology, contamination, and energy and water efficiency.

7.2 Principle of development

- 7.3 *Policy GROWTH 2 of the Local Plan*
- 7.4 The application site is located outside of the established development framework for Wicken.
- 7.5 Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 (the Local Plan) provides the locational strategy for development within the district and provides a hierarchy for the location of housing development. That hierarchy seeks to focus the majority of development on the market towns of Ely, Soham and Littleport and supports the principle of more limited development within the established development framework of villages such as Wicken. Policy GROWTH 2 restricts development outside of the established development frameworks of settlements to specific categories of development listed within the policy.
- 7.6 At the present time, East Cambridgeshire District Council can demonstrate an adequate 5-year housing land supply and therefore policy GROWTH 2 is considered to be up-to-date, which means that planning decisions for new housing development must be taken in accordance with policy GROWTH 2 unless material planning considerations indicate otherwise.
- 7.7 The proposed development is for open market dwellings, which are not included within the list of exception categories within policy GROWTH 2. Therefore, the proposal conflicts with policy GROWTH 2 of the Local Plan and planning permission should only be granted if there are material planning considerations that indicate a departure from policy GROWTH 2 of the Local Plan is justified.
- 7.8 Though the proposal conflicts with policy GROWTH 2 of the Local Plan, it is considered that there are material planning considerations that indicate a departure from policy GROWTH 2 of the Local Plan is justified in this case. The key material planning considerations which justify this departure from policy are discussed below.
- 7.9 Approximately 0.19 hectares of the application site comprises brownfield land with a B8 (storage) Use Class, which was approved by planning permission 13/00566/FUL. The remainder of the application site has an approved C3 (residential) Use Class which was approved by planning permission 15/00890/FUL. The residential land within the application site does not appear to be currently used for residential use, however there is evidence to demonstrate that planning permission 15/0890/FUL has been implemented as that planning permission included additional land adjacent to the application site which is in residential use.
- 7.10 The area of the application site comprising brownfield storage land is surfaced with concrete, gravel, scrub, and grassland; is surrounded by high-level fencing; and has a storage building, large storage containers and various other miscellaneous items stored on the land. The area of the application site comprising residential land is surfaced with gravel, scrub and grassland, is separated from the brownfield storage land by a metal and wire fence and gates and has low-level fencing and vegetation along the remaining boundaries. Due to its physical relationship with No.9 Stretham Road and other residential development to the south-east of No.9 Stretham Road, in addition to its existing use, character and appearance, it is considered that the application site is visually read as part of the village, rather than countryside, and has a detrimental impact on the character and appearance of the countryside. Therefore, although the site is outside of the development framework and is technically in a 'countryside location', it does not make any positive contribution to the character and appearance of the countryside and instead it detracts from it. The proposal would not be introducing residential development in an open countryside location, and it is

considered that the proposal would provide visual amenity enhancements to the site (as discussed later within this report).

- 7.11 In addition, the application site is also considered to be sustainably located close to the established development framework for Wicken and would be served by a new footway link that would connect the application site to the village. This is highlighted by its proximity within walking distance to the centre of the village and its proximity of approximately 65 metres from an allocated site for residential development (policy WIC 1 of the Local Plan). The proposal does not include the provision of any streetlighting but the provision of streetlighting is not considered necessary in order to make the proposal acceptable.
- 7.12 It is considered that the proposal, aided by its physical relationship with No.9 Stretham Road and other residential development to the south-east of No.9 Stretham Road, its physical relationship connection to the village via the proposed footway link, and its visual amenity enhancements, would provide a sustainable development. Although the proposal conflicts with policy GROWTH 2 of the Local Plan, the sustainable location of the site, the re-use of brownfield land and use of residential land, and the visual amenity enhancements to the site are all material planning considerations which indicate a departure from policy GROWTH 2 would be justified in this specific case.
- 7.13 It is also considered that as per Paragraph 79 of the National Planning Policy Framework, so as to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It is considered that whilst only a modest contribution to the vitality of the rural community of Wicken, in the overall planning balance, the contribution of the four dwellings weighs in favour of the proposed development in this location.
- 7.14 For the reasons set out above, it is considered that there are material planning considerations that indicate a departure from policy GROWTH 2 of the Local Plan is justified in this case. The principle of residential development on this site is therefore considered acceptable in this case, subject to other material planning considerations being satisfied.
- 7.15 *Policy EMP 1 of the Local Plan*
- 7.16 The proposal would result in a total loss of the existing B8 (storage) use on the site.
- 7.17 Policy EMP 1 of the Local Plan seeks to retain land or premises currently or last used for employment purposes (B1, B2 and B8 uses). However, it allows for re-development which involves a total loss of employment uses on a site where an application is accompanied by clear viability or other evidence as to why it is not possible to deliver employment as part of the scheme. Where the continued viability of a site for B1, B2 or B8 use is in question, the preamble to policy EMP 1 of the Local Plan requires that it is demonstrated that the site has been actively marketed at a realistic price for a continuous period of at least 12 months.
- 7.18 The planning application is accompanied by a Marketing Summary report which states that Carter Jonas marketed the site to the open market continuously for 12 months from July 2020, to establish the demand for a single sale with vacant possession on a freehold basis. The Marketing Summary states that the property appeared on the Carter Jonas website, EG Property Link website, Enterprise East Cambs website, Addland website, Zoopla website and Prime Location website. The Marketing Summary report provides photographic evidence of the property advertisements on each of the listed websites. In addition, the Marketing Summary report states that a 'For Sale' board was erected in July 2020 and provides photographic evidence of the board in situ within the grass verge in front of the site.

- 7.19 The Marketing Summary report also states that a double page colour brochure was created and circulated to interested enquiries, and the site details were uploaded onto Carter Jonas' commercial database system which resulted in the brochure details being sent direct to 8 contacts where the site matched with their requirements.
- 7.20 The Marketing Summary report states that comparable market evidence was reviewed and relied upon when reaching the guide price of £220,000 for the property. The Marketing Summary report states that during the marketing period there were a steady number of enquiries being made via telephone and email; and two on site viewings were carried out, however neither led to an offer. The Marketing Summary report states that, during the 12-month marketing period, offers were received from one party; firstly for £190,000 plus VAT, then £200,000 plus VAT. The Marketing Summary report states that the interested party then suggested they would pay the full asking price of £220,000 plus VAT, however this final offer was not submitted in writing, the interested party did not view the site and decided not to proceed.
- 7.21 The Marketing Summary report states that, from those who gave feedback, some were concerned over:
- No power and water supply connections on the site and fear of the cost and complications involved.
 - Concerns over the number of constraints on the existing planning consent.
 - Concerns over seeking Local Planning Authority approval.
- 7.22 Since the 12 month marketing exercise which commenced in July 2020, and following the Local Planning Authority's pre-application advice to the applicants' agent in October and November 2022 which recommended an additional marketing exercise was undertaken, the Planning Statement accompanying the application states that several agents were approached to see if further marketing, in addition to the 12 months that had already been undertaken, would be beneficial to the proposal. However, it states that the general consensus was that there would be little point continuing to market the site due to the following factors:
- “1. Site is currently zoned for Class B8 – Storage or distribution use and is surrounded by residential properties in several directions. This would affect any future business possibility of receiving permission due to the close proximity of residents. The land previously used for commercial activities was granted permission for B8 Use under ref: 13/00566/FUL on the provision that, as stated in condition 8, the land shall be limited for use by the occupiers of the residential dwelling known as 9 Stretham Road. The commercial activities at the land outlined in yellow ceased in 2016 and in the same year the dwelling at 9 Stretham Road was sold by the applicant to another party who has no connection with the B8 Use land outlined in yellow that has a B8 permission. The land with B8 Use, as outlined in yellow, was retained by the applicant when they sold the dwelling at 9 Stretham Road in 2016. 9 Stretham Road is no longer owned by the applicant, and it would be harmful to the amenity enjoyed by the current residents of 9 Stretham Road to allow another commercial use to operate from the adjacent site.
2. It is reasonable to presume any potential buyer would not want to maintain B8 use and would seek to progress with a residential change of use application, thus rendering any sale of the plot not viable without an uplift clause, which would put off any prospective buyer.”
- 7.23 It should also be noted that Condition 8 of planning permission reference: 13/00566/FUL limits the use of land with B8 (storage) Use, for the parking of vehicles and storage of equipment associated with Spartan Races Ltd, to the occupiers of No.9 Stretham Road. The commercial activities within the ceased in 2016 and the application site has not

provided employment for over six years. The applicant sold No.9 Stretham Road (the adjacent residential property) in 2016 and retained the application site. Therefore, there is no connection between the application site and No.9 Stretham Road. Due to the limits imposed by Condition 8 of planning permission reference: 13/00566/FUL, the site is extremely limited in terms of employment provision which makes the site unviable for another business to purchase it for commercial purposes at present.

7.24 It is therefore considered that the proposal accords with policy EMP 1 of the Local Plan.

7.25 Character and appearance of the area

7.26 Policy ENV 1 of the Local Plan requires that development proposals demonstrate that their location, scale, form, design, materials, colour, edge treatment and structural landscaping will create positive, complementary relationships with existing development and will protect, conserve, and where possible enhance the settlement edge, space between settlements, and their wider landscape setting.

7.27 Policy ENV 2 of the Local Plan requires that development proposals are designed to a high quality, enhancing, and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs. Furthermore, policy ENV 2 requires that development proposals make efficient use of land while respecting the character and density of the area.

7.28 Policy HOU 2 of the Local Plan requires that the development proposals are of an appropriate density, taking account of the existing character of the locality and the settlement; housing densities within the surrounding area; the need to make efficient use of land; biodiversity; heritage assets; residential amenity; and accessibility levels.

7.29 The Design Guide SPD states that, in most cases, building plots should be approximately 300 square metres (c.3229sqft), and that the footprint of any proposed development should be no more than approximately one third of the plot size. Paragraphs 126 to 130 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history.

7.30 The site comprises a visually sensitive location due to its location on a visually prominent edge of the village. Although it is located within the countryside, the site is brownfield land is currently surfaced with large areas of tarmac hardstanding, gravel, grassland and scrub and it is surrounded by a mix of boundary treatments including metal, wire, and timber fencing. The site also contains four large storage containers and a substantial number of smaller objects, including storage tanks, gas cylinders, tyres, vehicles, metal apparatus and miscellaneous domestic items. It is considered that the existing character and appearance of the site contributes negatively to the rural character and appearance of the countryside.

7.31 The proposal includes 2No. two-storey dwellings fronting towards Stretham Road (Plots 1 and 4) and 2No. single-storey dwellings located to the rear of the two-storey dwellings. The proposed two-storey dwellings would provide frontage dwellings, which would be the most prominently visible dwellings within the site, and would be in general conformity with the character, siting, and scale of dwellings to the south-east of the site. The proposed single-storey dwellings would be of lower height and sited to the rear of the two-storey frontage dwellings, having limited impact on the street scene. Although development of more than one dwelling in depth is not characteristic of the surrounding area, the siting of the single-storey dwellings would be similar to the large 1.5 storey outbuilding located rear of No.9 Stretham Road and there are also dwellings located at The Crescent which are of a similar or greater distance to the south-west of from Stretham Road.

- 7.32 The proposal would remove the stark, high-level boundary fencing and gates, which currently dominate the appearance of the site, and would replace them with low-level post and rail fencing and soft landscaping along the boundaries of the site adjoining the public highway and open countryside. The proposal would also remove the tall, unattractive Leylandii from the frontage of the site and more attractive landscaping could be secured by a planning condition. This would provide a softer and more open frontage and boundaries to the site than that which currently exists, which would enhance the character and setting of the countryside. The proposal would also reduce the massing of hardstanding covering large areas of the site and remove the storage building, large storage containers and various other miscellaneous items from the site, and replace them with an attractively designed residential development, which would also enhance the character and setting of the countryside.
- 7.33 Due to the sensitive location of the application site, within the countryside, it is considered necessary to restrict permitted development rights for alterations to the proposed dwellings (such as additional storeys, extensions, and roof additions), outbuildings, hard surfaces, and fences gates and walls, in the interests of protecting the character and appearance of the countryside following construction of the proposed dwellings.
- 7.34 The proposed dwellings are all considered to be of a high-quality design. The proposed dwellings would be externally finished with facing brickwork, grey slate roof tiles and UPVC casement windows. It is considered that these materials are acceptable in principle and specific types could be secured by a planning condition.
- 7.35 The proposal satisfies the requirements of Policy HOU 2 and the Design Guide SPD with regard to density, plot size and coverage.
- 7.36 It is therefore considered that the proposal would enhance the visual amenity of the site and the character and appearance of the countryside, in accordance with policies ENV 1, ENV 2 and HOU 2 of the Local Plan and guidance contained within the Design Guide SPD.
- 7.37 Residential amenity**
- 7.38 Policy ENV 2 of the East Cambridgeshire Local Plan 2015 requires that all new development proposals will be expected to ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers, and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.
- 7.39 Due to the generous separation distances between the proposed dwellings and neighbouring residential properties, it is considered the proposal would not result in any significant overlooking, overshadowing or overbearing impacts, or any other significant residential amenity impacts, to any neighbouring dwellings. In addition, the proposal demonstrates that a high standard of residential amenity could be provided for future occupiers of the proposed dwellings.
- 7.40 There is potential for noise and vibration impacts to be generated during the construction phases of the proposed development. In order to limit such impacts to acceptable levels, the Council's Environmental Health department recommends conditions to control hours of construction, hours of deliveries during the construction phase, and details of ground piling works in any event of such works being necessary. It is considered reasonable and necessary to append the conditions recommended by the Environmental Health department to any grant of planning permission, in order to ensure that the construction phase of the development does not generate levels of noise and vibration that would cause significant harm to the residential amenity of neighbouring properties.

- 7.41 The application is accompanied by an Energy and Water Consumption Assessment which specifies that the proposal includes Air Source Heat Pumps (ASHPs). The Council's Environmental Health department has stated that they receive noise complaints concerning ASHPs and therefore they have provided guidance for the applicant to consider when choosing, siting and installing the ASHPs. It is considered reasonable and necessary to append the condition recommended by the Environmental Health department, to any grant of planning permission, to restrict the noise levels emitted from the ASHPs.
- 7.43 It is therefore considered that the proposal demonstrates acceptable residential amenity impacts for existing and future occupiers, in accordance with policy ENV 2 of the Local Plan.
- 7.44 Highway safety and parking provision**
- 7.45 The proposal would close off the existing vehicular access to the site from Stretham Road, replacing it with grass verge. In addition, the proposal would remove the existing Leylandii hedge and provide a new vehicular access, constructed to Cambridgeshire County Council specification, in a more central position along the site frontage. The Local Highway Authority has stated that the proposed access is of a standard layout and is acceptable for a development of the scale and nature proposed.
- 7.46 The proposal also includes the provision of a 2-metre-wide footway, which would run from the southern side of the proposed vehicular access, across the frontage of No.9 Stretham Road, and connect to the footway approved as part of planning permission reference 22/00137/FUL. The Local Highway Authority has stated that delivery of both footways are necessary prior to first occupation in order to provide adequate pedestrian access to the site. It is considered reasonable and necessary to append a condition, to any grant of planning permission, requiring that the proposed footway is provided and connected to the footway approved by planning permission reference 22/00137/FUL prior to first occupation of the dwellings.
- 7.47 A condition could be appended to the planning permission requiring a surface water disposal scheme to be agreed with the Local Planning Authority, in order to prevent private water from the site discharging onto the public highway. In addition, the Local Highway Authority recommends a condition to remove permitted development rights for any gates, fences or walls being erected across the approved vehicular access. These conditions are considered to be reasonable and necessary in the interests of ensuring adequate highway safety is achieved.
- 7.48 The Local Highway Authority has no objection to the proposal. On the basis of the advice and recommendation received from the Local Highway Authority, it is considered that the proposal would provide a safe and convenient access and would not result in any significant harm to highway safety, in accordance with policy COM 7 of the Local Plan.
- 7.49 The proposal includes the provision of 2 car parking spaces and at least 1 cycle space per dwelling, and it also provides sufficient space within the site for visitor car parking, in broad accordance with policy COM 8 of the Local Plan. There is no planning policy requirement for garages to be provided. The Local Highway Authority has stated that the site layout provides adequate parking and turning provision, but it will not be considered for adoption due to the limited scale of development.
- 7.50 Biodiversity**
- 7.51 Policy ENV 7 of the Local Plan requires all development proposals to:

- Protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland, and ponds.
- Provide appropriate mitigation measures, reinstatement, or replacement of features and/or compensatory work that will enhance or recreate habitats on or off site where harm to environmental features and habitat is unavoidable; and
- Maximise opportunities for creation, restoration, enhancement, and connection of natural habitats as an integral part of development proposals.

7.52 Policy SPD.NE6 of the Natural Environment SPD states that, in addition to the provisions set out in the Local Plan, all development proposals should contribute to and enhance the natural and local environment by firstly avoiding impacts where possible, where avoidance isn't possible minimising impacts on biodiversity and providing measurable net gains for biodiversity.

7.53 The application site is located approximately 210 metres from Wicken Fen Nature Reserve and is designated by Natural England as a Great Crested Newts Red Risk Zone.

7.54 The application is accompanied by an Ecological Impact Assessment demonstrates that the proposal is unlikely to cause any adverse direct or indirect effects on nearby statutory and non-statutory designated sites and is unlikely to result in a significant adverse effect as a result of increased recreational pressure on Wicken Fen Ramsar, SSSI and NNR or Fenland SAC.

7.55 The Ecological Impact Assessment states that, with the exception of a semi-mature tree which is to be retained and protected as part of the proposal, all the habitats onsite are considered to be of negligible ecological importance and therefore no specific mitigation is required in order to protect on-site habitats.

7.56 The Ecological Impact Assessment also includes a Biodiversity Net Gain assessment which demonstrates that the proposal could achieve a Biodiversity Net Gain of +25.05% for habitat units and 236.63% for hedgerow habitats, which is a significant Biodiversity Net Gain.

7.57 The Ecological Impact Assessment makes recommendations for a Construction Environmental Management Plan to protect important ecological features, a Precautionary Working Method Statement for protected/priority species, and a Landscape Ecological Management Plan to ensure new habitats are management and monitored appropriately during the operation stage to maximise their biodiversity potential. On the basis of the recommendations of the Ecological Impact Assessment, it is considered reasonable and necessary to secure these by condition, in any event of planning permission being granted, in order to ensure that the proposal would conserve and enhance biodiversity.

7.58 It is therefore considered that the proposal would conserve and enhance biodiversity, in accordance with policy ENV 7 of the Local Plan and the Council's Natural Environment SPD.

7.59 Flood Risk and drainage

7.60 Policy ENV 8 of the Local Plan states that new development should normally be located within Flood Zone 1 and should contribute to an overall flood risk reduction.

- 7.61 The site is located within Flood Zone 1, where the principle of development is acceptable in flood risk terms.
- 7.62 The application form states that surface water would be disposed of via soakaways, which is a sustainable method of drainage and accords with the surface water drainage hierarchy specified within the Cambridgeshire Flood and Water SPD.
- 7.63 The application form states that foul water would be disposed of via a package treatment plant, which is considered acceptable if it can be demonstrated that disposal into a mains sewer is not feasible.
- 7.64 It is considered reasonable and necessary to append a planning condition, requiring details of foul and surface water disposal to be agreed with the Local Planning Authority, in order to ensure that adequate foul and surface water drainage measures are achieved.
- 7.65 It is therefore considered that the proposal would have acceptable flood risk and drainage impacts, in accordance with policy ENV 8 of the Local Plan.

7.66 Trees

- 7.67 Policy ENV 7 of the Local Plan requires that all development proposals minimise harm to or loss of environmental features, such as trees.
- 7.68 The application is accompanied by a Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan (hereafter referred to as the 'Arboricultural Report'). The Arboricultural Report specifies the felling of a small section of Category C Silver Birch along the north-western boundary of the site and the felling of all of the Category C Leyland Cypress along the north-eastern (front) boundary of the site. The proposal would remove trees of poor amenity value and a high-quality landscaping scheme could be secured by a planning condition requiring a high quality of replacement tree planting. The Council's Trees Officer has no objections to the arboricultural impacts of the proposal but recommends an Arboricultural Method Statement and Tree Protection Plan is required, in accordance with the recommendations of the Arboricultural Report. It is considered reasonable and necessary to append a pre-commencement condition requiring an Arboricultural Method Statement and Tree Protection Plan, to any grant of planning permission, in the interests of providing adequate protection of trees to be retained within the site.
- 7.69 It is therefore considered that the proposal would have acceptable arboricultural impacts, in accordance with policy ENV 7 of the Local Plan.

7.70 Archaeology

- 7.71 The application site is located within an area of archaeological potential, to the north of the historic core of Wicken. Archaeological investigations have been undertaken c.100m to the north-east where activity dating between the Roman and post-medieval periods has been identified (Cambridgeshire Historic Environment Record reference. MCB27283). The investigations revealed a network of Roman rectilinear enclosures, representing an area of settlement which was adapted and reconfigured throughout the Roman period. The medieval period saw the area utilised for industrial purposes, with extraction and marling pits being identified. Further medieval activity in the form of ditches were identified during investigations c.150m to the north of the development area (CHER ref. MCB30954). To the south archaeological investigations have revealed evidence for the early medieval settlement of Wicken. A number of pits and ditches were identified during investigations along Back Lane which spanned the late Saxon to late medieval periods (CHER ref.

MCB26848). Medieval ditches and a hollow have also been identified during investigations at Chapel Lane (CHER ref. MCB26703).

7.72 Due to the archaeological potential of the site, Cambridgeshire County Council Archaeology recommend that a programme of archaeological investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. It is also recommended that this program of works also include an earthwork survey of the surviving medieval earthworks within the development area.

7.73 Cambridgeshire Council Council Archaeology has recommended that a planning condition is appended to any grant of planning permission to secure a programme of archaeological work, evaluation, and a Written Scheme of Investigation.

7.74 It is considered reasonable and necessary to append a planning condition, in any event of planning permission being granted, in the interests of safeguarding archaeological assets and ensuring the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by the proposal.

7.75 It is therefore considered that the proposal has acceptable archaeological impacts, in accordance with policy ENV 14 of the Local Plan.

7.76 Contamination

7.77 Policy ENV 9 of the Local Plan states that development proposals on contaminated land (or where there is reason to suspect contamination) must include an assessment of the extent of the contamination and any possible risks; and that proposals will only be permitted where the land is, or can be made, suitable for the proposed use.

7.78 The application is accompanied by a Phase I contamination report. The Council's Scientific Officer accepts the findings of the report, which recommends that a Phase II investigation is carried out to assess any contamination risks on the site.

7.79 The Council's Scientific Officer has stated that it will not be possible to recommend that the site is suitable for residential use until this work and any necessary remediation work has been satisfactorily completed and verified. The Council's Scientific Officer therefore recommends that planning conditions are appended to any grant of planning permission requiring further contamination investigation and remediation where necessary. It is considered reasonable and necessary to append the conditions recommended by the Council's Scientific Officer, in the interests of ensuring acceptable contamination risks are achieved.

7.80 It is therefore considered that the proposal would have acceptable contamination risks, in accordance with policy ENV 9 of the Local Plan.

7.81 Energy and water efficiency

7.82 Policy ENV 4 of the Local Plan requires that 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. In addition, the Council's Climate Change SPD provides guidance relating to the implementation of policy ENV 4.

- 7.83 The application is accompanied by an Energy and Water Consumption Assessment which specifies that the proposal can achieve an on-site CO2 reduction of 85.7% beyond Building Regulations, through energy efficiency measures and the inclusion of renewable technologies. The proposed energy efficiency measures include low U-values for opaque elements and fenestration; low g-value; low air permeability; high efficiency lighting; mechanical ventilation with heat recovery; and Wastewater Heat Recovery. The proposed renewable energy sources are ASHPs and photovoltaic panels.
- 7.84 It is therefore considered the proposal follows the zero-carbon hierarchy and, subject to a planning condition being appended to any grant of planning permission requiring a detailed scheme of energy and water efficiency measures to be agreed with the Local Planning Authority, would provide a reduced carbon development, in accordance with policy ENV 4 of the Local Plan and guidance contained within the Council's Climate Change SPD.
- 7.85 Other matters**
- 7.86 Due to the proposal being for only 4No. dwelling, there is no planning policy requirement for the proposal to provide affordable housing provision or to provide a certain housing mix.
- 7.87 Planning Balance**
- 7.88 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.88 Although the proposal conflicts with policy GROWTH 2 of the Local Plan, the sustainable location of the site, the re-use of brownfield land and use of residential land, and the visual amenity enhancements to the site are all material planning considerations which indicate a departure from policy GROWTH 2 would be justified in this specific case.
- 7.89 It is also considered that the proposal would provide a modest contribution in supporting the vitality of the rural community and the proposal is considered to be acceptable in all other respects.
- 7.90 The application therefore recommended for approval.

APPENDIX 1 - 23/00894/FUL Conditions

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

Plan Reference	Version No	Date Received
CH22/LBA/619/FP-1-100		10th August 2023
CH22/LBA/619/FP-1-101 Plot 1		10th August 2023
CH22/LBA/619/FP-1-102 Plot 2		10th August 2023
CH22/LBA/619/FP-1-103 Plot 3		10th August 2023
CH22/LBA/619/FP-1-104 Plot 4		10th August 2023
CH22/LBA/619/FP-1-106 Fence		10th August 2023
Renewable Energy and Water Consumption		Issue 1 10th August 2023
Ecological Impact assessment	2	10th August 2023
Arboricultural Impact Assessment		10th August 2023
10141-D-AIA		10th August 2023

1 Reason: To define the scope and extent of this permission.

2 The development hereby permitted shall be commenced within 3 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 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.

3 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015 (as amended 2023). 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 take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
- (iii) An appraisal of remedial options, and proposal of the preferred option(s).

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

4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-

commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 5 No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation of the hereby approved development.
- 5 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 (as amended 2023). 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.
- 6 No development shall take place until a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan has been submitted and approved in writing by the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.
- 6 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 (as amended 2023). The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 7 Prior to above ground construction, 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.
- 7 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Climate Change SPD, 2021. This condition is pre-commencement as some of the measures may be below ground level.
- 8 Prior to any work commencing on the site, a Construction Environmental Management Plan (CEMP) based on the principles outlined within the Ecological Impact Assessment, prepared by eight versa, shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall be adhered to at all times during site clearance and construction.
- 8 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 9 Prior to any work commencing on the site, a Precautionary Working Method Statement (PWMS) for protected/priority species shall be submitted to, and approved in writing by, the Local Planning Authority. The PWMS shall be adhered to at all times during site clearance and construction.

- 9 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 10 Prior to any work commencing on the site, a Landscape Ecological Management Plan (LEMP) which ensures the created ecological habitats are managed, maintained and monitored for a minimum of 30 years, shall be submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall be adhered to in accordance with the details provided within it.
- 10 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 11 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to first occupation of the hereby approved development.
- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 No above ground construction shall commence until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include all hard surfacing materials for the shared surface driveway, parking areas and patio areas. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme submitted to and approved in writing with the Local Planning Authority prior to first occupation.
- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 13 No above ground construction shall take place on site until details of the external materials to be used on the development have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 13 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 14 Prior to first occupation of the hereby approved development, 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, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. 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 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.
- 14 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 15 Prior to first occupation of the hereby approved development, 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 the hereby approved development and thereafter maintained in perpetuity.

- 15 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 16 Prior to first occupation of the hereby approved development, a detailed scheme for the new footway as shown on CH22/LBA/619/FP-1-100, shall be submitted to, and agreed in writing by, the Local Planning Authority. The footway shall be installed within the public highway, in accordance with the approved scheme, prior to first occupation of the hereby approved dwellings.
- 16 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is a Grampian condition as it involves works within the public highway.
- 17 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 17 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 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 (as amended 2023).
- 19 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.
- 19 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 (as amended 2023).
- 20 The specific rated noise level emitted from the air source heat pumps shall not exceed the existing background noise level. The free field sound level shall be measured and/or calculated at the boundary of the nearest noise sensitive property. The noise level shall be measured and/or calculated in accordance with BS 4142:2014+A1:2019.

- 20 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modifications), no development within Classes A, AA, B, E or F of Part 1 of Schedule 2 of the Order shall take place on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 21 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modifications), no development within Class A of Part 2 of Schedule 2 of the Order shall take place on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 22 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

APPENDIX 2 – National and Local Planning Policy

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>

