
MAIN CASE

Reference No: 18/00748/FUL

Proposal: New dwelling and associated works

Site Address: 91 The Row Sutton Ely Cambridgeshire CB6 2PB

Applicant: Mr & Mrs Flitton

Case Officer: Oli Haydon, Planning Officer

Parish: Sutton

Ward: Sutton
Ward Councillor/s: Councillor Lorna Dupré
Councillor Lisa Stubbs

Date Received: 14 June 2018 **Expiry Date:** 4th October 2018

[T109]

1.0 RECOMMENDATION

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

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Sample materials
- 4 Foul and Surface water drainage
- 5 Soft landscaping scheme
- 6 Boundary Treatments
- 7 Biodiversity Measures
- 8 Tree Protection Measures
- 9 Parking & turning
- 10 Access drainage
- 11 Obscure Glazing
- 12 Contaminated Land
- 13 Unexpected Contamination
- 14 Construction Times
- 15 Construction Environment Management Plan

2.0 SUMMARY OF APPLICATION

2.1 The application seeks consent for the construction of a 1.5 storey dwelling with single-storey element to the rear of 91 The Row, Sutton. The site would be

accessed via 'Sutton Footpath No.1' and utilise the large back garden belonging to the dwelling at 91.

2.2 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/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.3 Cllr Dupre requested the application be determined by the Planning Committee on the grounds of the principle of backland development on The Row, the intensification of traffic on the mixed use right of way, and the objections received from local residents.

3.0 **PLANNING HISTORY**

3.1

04/01223/OUT	Three building plots, new access road and associated works	Refused	01.12.2004
05/00835/OUT	Outline permission for two building plots, new access road and associated works	Refused	16.09.2005

4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The site (0.29ha) is located partially within the Development Envelope for Sutton, to the rear of the existing large dwelling at 91 The Row. The site is bordered by trees and forms part of the formal garden of 91. The Row forms the southernmost extend of the village of Sutton and along the western edge of the site lies Sutton Footpath #1 which extends southwards into the countryside.

5.0 **RESPONSES FROM CONSULTEES**

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

Asset Information Definitive Map Team –

- The access to the property is along the public footpath known as Sutton Footpath No. 1 which must remain open and unobstructed at all times. Building materials must not be stored on Public Right of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
- Sutton Footpath 1 must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Right of Way without lawful authority).

- No alteration to the Right of Way surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).
- Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).
- The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).
- Members of the public on foot have the dominant right of passage along the public footpath; private vehicular users must 'give way' to them.

Local Highways Authority - No objections raised. "The D&A states that the host dwelling already solely uses the track to gain access to a parking area, even though there is a vehicle access and parking area at the front of the house. It states that as a result there would be no increase in traffic along the track. I would note that Land ownership and rights over this land is outside of the remit of this application and it might well be that this is the case. However I am unable to verify this claim but as there is an established access to the host property this statement is irrelevant to this application as each property will have its own vehicle access. The track has an existing vehicle access with the highway I do not know who has rights of passage over this land but there is room to accommodate two vehicles if some widening works are completed (ideally a min of 5m for the first 10m). This is not a Byway but a Footpath (no.1) so the general public does not have a right for vehicle access or use over this land. I would recommend that the CCC RoW team are consulted prior to the determination of this application".

CCC Growth & Development - No Comments Received

Waste Strategy (E CDC) - No objections subject to informatives.

Cambridge Ramblers Association - "The Group wishes to ensure that should the application be approved, there shall be no obstruction to walkers using adjacent Sutton Footpath 1, either during construction or after completion. The Ramblers Association wishes to minimise any potential conflict between users of the footpath and other traffic".

Senior Trees Officer - No objections raised subject to a condition ensuring the implementation of the tree protection measures.

Sutton Parish Council - Recommends refusal of the scheme on the grounds of impact on views, backland development, narrow access, poor visibility and impact on character of area.

Ward Councillors – Cllr Dupre wished for the application to be determined by the Planning Committee on the grounds of the principle of backland development on The Row, the intensification of traffic on the mixed use right of way, and the objections received from local residents.

5.2 **Neighbours** – Five neighbouring properties were notified, a site notice was posted and an advert was placed in the Cambridge Evening News and the four responses

received are summarised below. A full copy of the responses are available on the Council's website.

- Access track is regularly used by agricultural vehicles
- Footpath is well used by walkers
- Increase in vehicle movements along the track
- Historical inaccuracies in the reports
- Other forms of backland development along The Row differ from this application
- No benefits to the locality
- Backland development would disrupt environment and character of the area
- Impact on residential amenity
- Development would disrupt local ecology
- Loss of rustic environment if farm track usage increases
- Impact on foundations of 97 and 114 The Row
- Previous applications refused on the site
- Increase in parking on The Row
- Loss of trees

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

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

6.2 Supplementary Planning Documents

Design Guide
Developer Contributions and Planning Obligations
Contaminated Land SPD
Cambridgeshire Flood and Water SPD

6.3 National Planning Policy Framework 2018

- 11 Making effective use of land
- 12 Achieving well-designed places
- 5 Delivering a sufficient supply of homes

- 2 Achieving sustainable development
- 4 Decision-making

6.4 Submitted Local Plan 2017

- LP1 A presumption in Favour of Sustainable Development
- LP2 Level and Distribution of Growth
- LP3 The Settlement Hierarchy and the Countryside
- LP6 Meeting Local Housing Needs
- LP17 Creating a Sustainable, Efficient and Resilient Transport Network
- LP22 Achieving Design Excellence
- LP25 Managing Water Resources and Flood Risk
- LP26 Pollution and Land Contamination
- LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
- LP30 Conserving and Enhancing Biodiversity and Geodiversity

7.0 **PLANNING COMMENTS**

7.1 The main considerations with the application are the principle of development, visual impact, residential amenity, highways safety, trees and ecology.

7.1 **Principle of Development**

7.1.1 The proposal is for a one-and-a-half-storey dwelling in the large rear garden/field behind 91 The Row, Sutton. The dwelling at its highest point would be 6.4m and the design is that of a converted agricultural building in black timber boarding and a mix of pantile and slate roofing. The dwelling is located within the settlement envelope for Sutton, although the garden would be beyond this.

7.1.2 There have been two refusals on the site for a number of dwellings with subsequent appeals dismissed. The conclusions of the appeals were that a scheme to the rear of the dwelling at 91 would contravene the pattern of development along The Row and cause harm to the character of the area. The issues of residential amenity through increased traffic were not upheld at appeal.

7.1.3 The dwelling is located within the development envelope for Sutton, although the remainder of the residential plot lies outside. The Local Planning Authority is not able to demonstrate that it has an adequate five year supply of land for housing. Therefore, 2015 Local Plan policy GROWTH 2 and 2017 Submitted Local Plan Policy LP3 relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits taking account of the NPPF as a whole.

7.1.4 As the site is located in close proximity to the services and facilities on offer in the village and the wider transport links that are provided, the principle of residential development is considered acceptable. The issue of backland development and character of the area will be discussed in section 7.3 (Visual Amenity).

7.2 Residential Amenity

- 7.2.1 Local Plan (2015) Policy ENV2 and Submitted Local Plan (2017) Policy LP22 seek to ensure that development proposals have no significantly detrimental effect on the residential amenity of nearby occupiers. The proposed dwelling, and resulting parent plot size and garden size meet the requirements laid out in the SPD Design Guide 2012. The dwelling would be located 20.5m from the host dwelling at 91, with no proposed windows facing onto this northern boundary (aside from two rooflights serving a hallway). It is considered that the separation distance is sufficient to avoid a harmful overbearing impact on the host dwelling and the lack of directly overlooking windows ensures a minimal loss of privacy for the applicant or future resident of the proposal. No overlooking windows are proposed to the east, into the rear garden of 87 and 89 The Row and the western-facing window, overlooking the footpath and garden of 97 The Row, serves a bathroom and will be obscurely-glazed.
- 7.2.2 In order to protect residential amenity during construction, a construction environment management plan will be secured by condition to ensure vehicles are not using the adjacent footpath for storage of materials or parking. Furthermore, construction hours will be limited by condition to further protect residential amenity. The usage of the track is currently mainly agricultural vehicles and pedestrians and the amenity impact of introducing the movements associated with a modest single dwelling is not considered harmful.
- 7.2.3 It is considered that the dwelling is sufficiently separated from the neighbouring dwellings to avoid any privacy impingement or overbearing, and the use of the footpath to access the dwelling is unlikely to harm the residential amenity of nearby residents. The proposal is considered to broadly comply with ENV2 (2015 LP) and LP22 (2017 Submitted LP) as it would adequately protect the amenity of nearby residents.

7.3 Visual Amenity

- 7.3.1 The Row forms the southernmost edge of Sutton, with the high ridge that the village rests on falling away into open countryside beyond. The Row is characterised by punctuations into this sloping rural edge. The interruptions in the linear form of development generally comprise agricultural operations and tracks leading to paddocks and open countryside beyond; on some occasions this form of development stretches as far as 250m beyond The Row. One such punctuation is present immediately west of the application site; the track runs between 91 and 97 to a light industrial operation 120m beyond these dwellings. The track also forms a footpath used by pedestrians accessing the open countryside beyond.
- 7.3.2 A site to the east is subject of a recent approval for a detached dwelling (16/00320/OUT) where it was stated that “A precedent has been set for back-land development along The Row, comprising residential dwellings and other types of built form to the rear of the dwellings which front the public highway. Similarly to the existing examples of back-land development which are already present, a dwelling could be accommodated to the rear of the No.39 The Row without creating a significant impact upon the character and appearance of the area due to its set back

distance and significant screening provided by the host dwelling”. It is considered that the same assumptions can be made in this case, to support the presence of a dwelling to the rear of Number 91. The SPD Design Guide requires applications for back-land development to be accompanied by an analysis of the nearby context. This analysis was submitted with the application and further supports the overall acceptability of a dwelling on this plot.

- 7.3.3 The proposed dwelling is low in height and will not be visible from the street-scene of The Row. The dwelling would have a relatively agricultural aesthetic and would appear so to users of the footpath alongside the site. Many of the existing trees within the site are being retained which further assimilates the proposal into its peri-urban surroundings; this will be emphasised by securing the submission of a soft-landscaping and boundary treatment scheme by condition. The dwelling is positioned 20.5m from the rear elevation of the dwelling at 91 The Row and does not appear cramped or contrived in its surroundings. The dwelling is of a high quality design and minimal visual impact on its surroundings in the form of overly urban boundary treatments or design elements. The Trees Officer reviewed the plans and is satisfied that the removal of the tree within the site will not form a harmful landscape impact. It is considered that the proposal would avoid significant and demonstrable harm to the character and appearance of the area and would avoid contravention of Policies ENV1 & ENV2 of the 2015 Local Plan and LP28 & LP22 of the 2017 Submitted Local Plan.

7.4 Highways

- 7.4.1 The proposal would be accessed via an existing track outside of the control of the Local Highways Authority. Subsequently, the LHA have raised no objections to the scheme but requested that the County Rights of Way officer were informed of the scheme. At the previously dismissed appeals on the site, the conflict between vehicular users of the track and pedestrians was not considered harmful and as the track is currently used for agricultural traffic and visitors to the industrial operations beyond the site, the presence of one dwelling’s worth of domestic traffic would not constitute a significantly harmful change or conflict with pedestrians. The County Council Rights of Way department provided several comments relating to the use of the footpath for the dwelling’s access. The 1980 Highways Act ensures that the footpath must remain open and unobstructed at all times and that building materials must not be stored on the surface or contractors’ vehicles must not be parked on it. Furthermore, the footpath must not be used to access the development site unless the applicant is sure they have lawful authority to do so. No alteration to the Right of Way surface is permitted without the RoW department’s consent and the granting of planning permission does not entitle a developer to obstruct a Public Right of Way. Considering that the use of the footpath falls under the remit of the County Council and is a matter for the landowner to resolve prior to accessing the property, the proposal is deemed compliant with Policy COM7 of the 2015 Local Plan and LP17 of the 2017 Submitted Local Plan.
- 7.4.2 Sufficient parking and turning is provided within the site in the form of a carport and driveway parking space. The proposed layout results in a compliance with Policy COM8 of the 2015 Local Plan and LP17 & LP22 of the 2017 Submitted Local Plan. The host dwelling retains its parking and turning arrangement, remaining compliant with the relevant policy.

7.5 Ecology & Trees

- 7.5.1 The application was accompanied by a site-specific ecological appraisal to determine the likely ecological constraints associated with a proposal to build a new residential dwelling on part of the garden. The survey found that habitat loss would be restricted to amenity grassland and shrub. The potentially impacted species were limited to nesting birds and the presence of a Great Crested Newt in a pond 30m to the south of the site. Further surveys were not recommended and the report makes several recommendations for biodiversity mitigation and improvement measures, which will be secured by condition.
- 7.5.2 The site contains a number of mature trees and hedgerow and an arboricultural impact assessment was submitted with the proposal, along with a trees constraints plan and protection plan. The Trees Officer visited the site and has raised no concerns to the proposed removal of the trees on site, which is limited in its extent (to two Cat C trees and one Cat B tree), with many of the trees in the garden being retained along with the established boundary hedging. A landscaping scheme shall be secured by condition as will a condition ensuring adequate tree protection measures are adhered to.
- 7.5.3 The proposal will result in an acceptable impact on the surrounding biodiversity and trees within the site and conditions will be utilised to ensure no further harm arises throughout the timeline of the development. The proposal is considered compliant with Policy ENV7 of the 2015 Local Plan and LP30 of the 2017 Submitted Local Plan.

7.6 Flood Risk and Drainage

- 7.6.1 2015 Local Plan Policy ENV8 and 2017 Submitted Local Plan Policy LP25 requires all new applications to demonstrate that appropriate drainage arrangements can be accommodated within the site. A scheme to deal with foul and surface water can be secured by way of condition. The site is within Flood Zone 1 where all residential development should be steered and thus a flood risk assessment would not be required.

7.7 Other Material Matters

- 7.7.1 A condition relating to contamination due to the sensitive residential end use will be utilised to ensure compliance with Policies ENV9 (2015 Local Plan) and LP26 (2017 Submitted Local Plan).

7.8 Planning Balance

- 7.8.1 The proposal represents a sustainable form of development on the edge of the settlement of Sutton. The scheme would provide an additional dwelling, built to modern, sustainable building standards and there would be a positive contribution to the local and wider economy in the short term through construction work. The dwelling is of a design that is sympathetic to the edge-of-settlement location and the visual principle of a dwelling to the rear of the dwelling fronting The Row has been considered acceptable through an analysis of the nearby context and planning

history. The proposal avoids any significant harm to the nearby residents along The Row and the use of the footpath for the dwelling's access is a private matter between the applicant, landowner and County Council, with the Local Highway Authority raising no objections to the scheme. Whilst there will be an increased conflict between vehicles and pedestrians using the footpath, on balance, the benefits of the scheme are considered to outweigh this level of harm caused and the application is recommended for approval.

8.0 **APPENDICES**

8.1 List of recommended conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00748/FUL	Oli Haydon Room No. 011 The Grange	Oli Haydon Planning Officer 01353 665555
04/01223/OUT 05/00835/OUT	Ely	oli.haydon@eastca mbs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 - 18/00748/FUL Conditions

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

Plan Reference	Version No	Date Received
PL-0-01	A	14th June 2018
PL-0-02	A	4th June 2018
PL-1-01	F	4th June 2018
PL-2-01	E	4th June 2018
PL-3-01	C	14th June 2018

- 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 above ground construction shall take place on site until details of the walls, roof, windows and doors 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.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 4 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.
- 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 and LP22 and LP25 of the Submitted Local Plan 2017. 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 first occupation or commencement of use 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.

- 5 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Submitted Local Plan 2017.
- 6 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 the first occupation of the dwelling.
- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 7 The biodiversity improvements stated in Section 4 of the Applied Ecology 'Preliminary Ecological Appraisal' (dated June 2018) shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 7 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and LP28, LP22 and LP30 of the Submitted Local Plan 2017.
- 8 The tree protection measures as shown on Argenta Tree Protection Plan shall be implemented prior to the commencement of development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered
- 8 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 and LP22 and LP28 of the Submitted Local Plan 2017. 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.
- 9 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.
- 9 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.
- 10 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.

- 10 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015 and LP17, LP22 and LP30 of the Submitted Local Plan 2017.
- 11 The first-floor window in the western elevation shall be obscurely-glazed and remain so in perpetuity.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 12 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).
- This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 12 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 and LP26 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 13 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.
- 13 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in

accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2017.

- 14 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 8:00-18:00; each day Monday-Friday, 08:00-13:00 Saturdays and none on Sundays, Public or Bank Holidays.
- 14 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 15 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.