
MAIN CASE

Reference No: 18/00803/FUM

Proposal: The erection of 24 dwellings with access from Bury Lane, including affordable housing, open space, children's play area, drainage basin and associated infrastructure

Site Address: Land At Bury Lane Haddenham Cambridgeshire

Applicant: Laragh Homes Developments Ltd

Case Officer: Barbara Greengrass, Planning Team Leader

Parish: Haddenham

Ward: Haddenham

Ward Councillor/s: Councillor Steve Cheetham
Councillor Mark Hugo
Councillor Stuart Smith

Date Received: 12 June 2018

Expiry Date: 5 October 2018

[T110]

1.0 RECOMMENDATION

1.1 Members are requested that APPROVAL be delegated to the Planning Manager following the completion of a S106 legal agreement and the following draft conditions (with any minor revisions delegated to the Planning Manager). The planning conditions can be read in full on the attached appendix 1.

- 1 Approved plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Site Characterisation
- 4 Submission of remediation scheme
- 5 Implement of approved remediation scheme
- 6 Reporting of unexpected contamination
- 7 Construction times
- 8 Construction Environmental Management Plan
- 9 Sample materials
- 10 Estate road construction
- 11 Access drainage
- 12 Standard Estate Road
- 13 Archaeological Investigation
- 14 Soft landscaping scheme
- 15 Hard landscaping scheme
- 16 Landscaping maintenance

- 17 Boundary treatments
- 18 Tree protection
- 19 No pruning/cutting or felling/removal
- 20 Sustainable development - Full
- 21 Fire hydrants
- 22 Ecology mitigation
- 23 Car parking
- 24 Visibility splays
- 25 Surface water drainage

The s106 will secure the following;

- 30% affordable housing
- Education contributions
- Provision of POS and Suds system together with transfer to the Council and contributions for the long term maintenance.
- Contribution for wheelie bins

2.0 SUMMARY OF APPLICATION

- 2.1 This full application proposes the erection of 24 dwellings with access from Bury Lane and provision of 30% affordable housing, public open space and SuDs drainage. The dwellings are located to the southern end of the site with the open space, and SuDs to the far north west. It comprises a mixture of single storey, one and half storey and two storey dwellings with an open space of 1.48 ha (3.6 acres) and a developed area of 1.31 ha (3.2 acres). This equates to a density of approx. 18 dwellings per hectare.
- 2.2 A previous application for 30 dwellings was refused by the Local Planning Authority on 19 October 2017, for three reasons, unjustified development in the countryside, harm to the character and appearance of the countryside and the Conservation Area and highway safety issues.
- 2.3 The following amendments have been made to the scheme:-
- The previous scheme incorporated the developed area of 1.57 ha, but this has been reduced to 1.31 Ha, and conversely the Green Space increased from 1.21 ha to 1.48ha. The previous scheme had a density for the 30 units of 19.1 units/ha. In comparison the proposed scheme has 24 units of 18.3 units/ha, together with an enlarged Green Space.
 - The configuration to the scheme layout has also changed reducing the number of two storey dwellings in the revised mix, with only 6 two storey dwellings, whereas the previous scheme had 16 two storey dwellings. The remainder are either bungalows or one and a half storeys in height.
 - Plot 1 and 2 have been amended to provide a greater set back and retain the established hedge on the site frontage.

- Two storeys previously proposed, where located towards the middle of the development with roof ridge heights of between 8 and 9.25 metres have been replaced with lower development and fewer dwellings. This is complimented by considerable planting through the site, in what is a very low density development.
- The depth of the site has been reduced so that it relates much more closely with the established village boundary with plot 18 (now a bungalow rather than a two storey dwelling) aligning broadly with the rear curtilage of the Bury Lane properties to the north.

2.4 During the course of consideration of this application, the open space area has been rearranged to relocate the pond and the play area.

2.5 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.**

2.6 The application has been called to Planning Committee by Councillor Cheetham as he objects to the residential development of the site for the reasons set out in his comments.

3.0 **PLANNING HISTORY**

3.1	17/01107/FUM	The erection of 30 dwellings with access from Bury Lane, including affordable housing, open space, children's play area and drainage basin.	Refused Appeal lodged. Inspector's decision awaited.	17.10.2017
-----	--------------	---	--	------------

4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The site is agricultural land of some 2.79 ha (6.89 acres) currently in use for the keeping of horses and is well enclosed with hedgerows on all boundaries but only sparsely on the eastern boundary where it is bounded by residential properties fronting Aldreth Road. To the west and south lies open agricultural land and along the northern boundary, the site abuts Bury Lane which leads to a drove accessing the agricultural land beyond. The land rises significantly from the low lying agricultural fens to the north west up to Aldreth Road, which sits at a much higher level allowing views down and out across the field from the top of Bury Lane. To the north of the site lies footpath 110/8, which runs along the backs of the houses and rises up to the cemetery to the north, providing a very pleasing rural walk. The properties in the distance to the north are visible.

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.

CPRE – CPRE objects to this application.

1. The site is outside the village envelope.
2. Aldreth Road is characterized by individual dwellings interspersed and backed by open spaces. The erection of 24 dwellings extending behind Aldreth Road building line, would fill in one of these open spaces and markedly affect the appearance of Bury Lane and the character of Aldreth Road.
3. Site is part of the agricultural scenery of this part of Haddenham, especially when viewed from the higher levels of the 'Bowl'.
4. Haddenham has a rich archaeological history.
5. It is noted that the draft Local Plan already indicates three areas allocated for housing.
6. In the Additional Site Suggestions Report there are three sites being offered for development.

Lead Local Flood Authority – 18/09/18 - Following the submission of additional information, the applicant has addressed our previous queries and we are therefore able to remove our objection subject to conditions.

Document reviewed: • Flood Risk Assessment & Drainage Strategy, MLM Group, ref: 619581-MLM-ZZ-XX-RP-C-0001 revision 04, dated 11th September 2018

The above document demonstrates that surface water from the proposed development can be managed through the use of a SuDS system which includes a piped system connecting to a swale and attenuation basin. The system finally discharges surface water to an ordinary watercourse in the northernmost corner of the site. The surface water discharge rate is restricted to 1.9l/s for all storm events (1%, 3.3% and 100% Annual Exceedance Probability (AEP)) including a climate change allowance. This discharge rate is equivalent to the greenfield 50% AEP rate (i.e. the 1 in 2 year storm also known as QBAR).

We note that the proposed basin is an 'online' connected feature, and although it is unlikely to contain water permanently if landscaped correctly, it will contain water after/during most rainfall events (as demonstrated in the 'typical section through the attenuations basin' within the above referenced document).

07/09/18 - We have reviewed the following documents:

• Flood Risk Assessment & Drainage Strategy, MLM Group, ref: 619581-MLM-ZZ-XX-RP-C-0001 revision 03, dated 14th August 2018

Our objection to the grant of planning permission remains for the following reasons:

1. As previously noted, the calculations submitted do not cover the range of storm durations required. Calculations to show the performance of the system for a range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) should be undertaken.
2. We require clarification regarding the hydraulic modelling methods used; particularly the use of weir manhole and looped pipes.

Initial response – 11/07/2018 Object to the grant of planning permission for the following reasons:

1. Calculations submitted do not cover the range of storm durations required. Calculations to show the performance of the system for a range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) should be undertaken.

For the critical 3.3% annual exceedance probability (AEP) rainfall event there should be no above ground flooding; and for the 1% AEP rainfall event including an allowance for the climate change some short term above ground flooding may be permitted. Flood water should be managed to be safe and not enter any buildings or disrupt emergency access routes.

Local Highways Authority – 17/07/2018 - The highways authority has no objections. The shared use areas abutting properties 12 -17 to 21 -18 and the shared area for properties 10 – 6 are not to an adoptable standard and the highways would not seek to adopt these areas. Adoptable shared use areas should be 6m wide with 2 x 0.5m maintenance strips. There should also be a section of footway at the start/top of the shared use areas, with adequate vehicle turning.

The highways authority does not adopt SUDs, POS, areas of surface water filtration or attenuation and the highways surface water must discharge in to either an Anglian Water system or an area adopted by a council.

12/09/2018 – To clarify previous comments on the internal road layout. Refuge vehicles will be able to complete all the necessary manoeuvres in order to enter, turn and leave the site in forwards gear whilst being completing within the shown road/s. However shared use area are not laid out to a standard that meet the Highways Authority requirements.

Design Out Crime Officers – 22/06/2018 - It is considered to be an area of low to medium risk to the vulnerability to crime. While it appears to be an acceptable layout in terms of Crime and Prevention and Community Safety – the officer would like to see the proposed external lighting plan when it's available. It's recommended that all adopted and un-adopted roads and parking areas are lit with column lights designed to BS5489:1 2013.

05/09/2018 – The Officer is happy to support the amendments that concern design and layout and have no further comments at this stage.

Cambridgeshire Archaeology – 28/06/18 - The site lies in an area of high archaeological potential. The document Archaeological Evaluation Report submitted is actually a desk based assessment and does not constitute sufficient information in support of the application. As the assessment is a document research exercise it does not inform on the condition, character, nature, date range, extent and significance of the archaeological assets within the application area. Whilst the available evidence does not preclude development from proceeding in this location, we would recommend that the site should be subject to an archaeological field evaluation.

23/08/2018 – The amendments received do not affect the advice previously issued by the department on 28/06/2018.

CCC Growth & Development – No comments received.

Cambridgeshire Fire And Rescue Service – The fire Authority would ask that adequate provision be made for fire hydrants and the cost will be recovered from the developer, where a Section 106 agreement or a planning condition is in place.

Cambridgeshire County Council Education – In September 2017, 30 hours funding were introduced for 3 and 4 year olds, increasing demand and creating 138 places above the current capacity of 65. Therefore it is necessary to seek contributions to mitigate this development.

There are forecast to be, 4 primary-aged children and 3 secondary-aged pupils generated by this development. There are also a number of other developments emerging in and around the area, which combined will generate additional school children. Developments will generate an additional 27 primary-aged children, hence additional capacity will be required. By 2020/21 there will be a shortfall of places for secondary school places and this development contributes towards that. Contributions sought for early years, £27,693, primary £68,000 and secondary £74,001.

Senior Trees Officer – The site has a number of trees and hedgerows within the site boundaries potentially affected. A hedgerow requires removal near the site access point. An arboricultural report has been submitted to support the application.

The officer has no objection to the proposal as the impact upon existing trees is minimal when in context of the site and the proposed landscaping of the proposal provides sufficient mitigation in terms of tree planting. Points for consideration were offered in regards to the landscaping.

Environmental Health 26/06/2018 (Technical) - Due to the proposed number of dwellings construction times and deliveries during the construction phase are restricted to the following:

08:00 – 18:00 each day Monday – Friday
08:00 – 13:00 on Saturdays and

None on Sundays or Bank Holidays

Prior to any work commencing on site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution during the construction phase. The CEMP shall be adhered to at all times during the construction phase, unless otherwise agreed in writing with the Local Planning Authority (LPA).

12/07/2018 (Scientific) - Comments from 07/08/2017 still stand. I have read the Phase 1 Geo-Environmental Desk Study prepared by EPS dated 20th June 2017 supplied with the application. The report concludes that the site is at low risk from chemical contamination having previously been in use as farm land. However, there is anecdotal evidence of anthrax burials at the site as referred to in the neighbour response from Mrs Jenny Manning dated 26th July 2017 and others. This has not been considered in the EPS report. Anthrax spores can pose a risk to human health and it is believed that they can survive in the soil for many years. Therefore, the possibility of anthrax contamination would need to be considered before development of the site. I recommend that standard contaminated land conditions 1, 2, 3 and 4 are attached to any grant of planning consent.

23/08/2018 (Technical) - No additional comments to make at this time.

28/08/2018 (Technical) – The noise assessment for the pumping station is satisfactory. Based upon the noise levels indicated, noise should not be a problem at the existing dwellings or future potential dwellings on the development.

Housing Section – Development proposals of 11 or more dwellings should provide 30% affordable housing except in Soham and Littleport where it is set at 20%. Developers will be encouraged to bring forward proposals which will secure the market and affordable housing mix as recommended by the most up to date SHMA which is 77% rented and 23% intermediate housing. The exact mix of affordable property types should be agreed with the council on a site by site basis.

The property types proposed are acceptable but the tenure mix is not.

Parks And Open Space - No Comments Received

Waste Strategy (ECDC) – The waste team would like confirmation that all roads will be adopted, as it suggests roads leading to 4 to 9 and 13 to 21 will not be adopted. East Cambs District Council will not enter private property to collect waste or recycling and it is responsibility of the owners/residents to take any sacks/bins to the public highway. The development must comply with RECAP. Each new property requires two bins, the contribution is currently set at £43 per property.

The Ely Group Of Internal Drainage Board - No Comments Received

Anglian Water Services Ltd – The foul drainage from this development is in the catchment of Haddenham Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows via a pumped discharge regime.

The surface water strategy/flood risk assessment submitted with the application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, confirmation of the intended manhole connection point and discharge rate proposed are required, before a connection to the public surface water sewer is permitted.

Environment Agency – Advise that there are no Environment Agency constraints for the above proposal/site and therefore no comments to make.

Conservation Officer - No Comments Received

Parish – 07/09/2018 – The Council continues to recommend outright refusal and would like to return the following comments.

“The Parish Council has many serious concerns surrounding the proposed development. The site sits in open countryside and, contrary to Policy Growth 2 of the East Cambridgeshire Local Plan 2015 and Policy LP 3 of the emerging Local Plan 2017, there is no justification to override the usual presumption of refusal of such applications.

The Local Plan policy ENV 2 states that the design must not have a detrimental effect on neighbours. This proposal would have a significant detrimental effect upon the residential properties along this part of Aldreth Road. Some properties would suffer from much reduced natural light as the development sits so close to these houses which already have small rear gardens.

Another concern is the significant detrimental visual impact it would have on the view from and over Hillrow, which is a designated Conservation area, the historic and valuable views should be preserved. The unique view across the fen edge here is dominated by the ridge and furrow landscape left behind from 100's of years of agriculture. Part of the proposed development will sit upon ridge and furrow land, taking it away forever. The land is surrounded by ancient hedgerows which sustain a variety of wildlife, the hedgerows, along with the wildlife would be lost if the proposal goes ahead. Demonstrable harm will be done to the countryside if this application is given approval.

The Local Plan policy ENV1 states that development proposals should have a location, scale and form which creates a positive and complementary relationship with the surrounding unspoilt rural area, this proposal does not adhere to those conditions. Furthermore, the proposal would not preserve or enhance the character and appearance of the Conservation Area contrary to Policy ENV11 of the East Cambridgeshire Local Plan 2015 and Policy LP 27 of the emerging Local Plan. There is a concern that a precedent would be set for further building along the back of Aldreth Road towards both Aldreth and the end of Newtown Road. This would spoil the linear nature of the village which should be preserved.

An ancient hedgerow and diverse habitat would be lost as a direct result of this application. The new NPPF states in para 175, clause C. that “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”.

The Visual Impact Assessment is riddled with errors, proving the author is not familiar with the area, and the photos included have all been taken from carefully selected points that limit the visual impact. The Parish Council would recommend this document be re-submitted with more accurate information.

The amended layout appears to demonstrate thinning of the landscaping around the boundaries of the site and the Parish Council would question the reasoning behind this?

There has been some improvement to the roadways within the development in this application but the width of some of the roads is concerning as they do not appear to be of adoptable standards. Unadopted roads would cause a major problem especially with reference to the weekly refuse collection and therefore the Parish Council would expect all roads to be of adoptable standards.

The access to the site sits directly opposite a driveway which is set at such an angle that the residents have no choice but to cross the centre of the road to make the turn. This would cause a considerable hazard with the significant increase in traffic that a development would bring.

The gradient of the roadway is also a concern, at points it is 1:3, during icy weather the area requires frequent gritting, how would provision for this be made? It should also be noted that the driveway serving plot 1 now meets Bury Lane at the exact point where the roadway is at its steepest. It is also sited very close to the junction with Aldreth Road.

Concerns around the drainage of the land exist and whether the Pond would be of a sufficient size for the scale of the development?

Infrastructure in the village is a concern, the school for example is aware and is planning for places for children from the 150 homes Haddenham had been allocated to build. To add more to this number would be too much growth, too fast for a village primary school.

The proposal sits outside the development envelope as described in the emerging Local Plan 2017. The Parish Council worked with the District Council to select suitable sites for c150 homes within the village and this site was rejected at the first consultation. Haddenham can demonstrate adequate housing supply elsewhere on sites included in the emerging Local Plan 2017, this site is simply not appropriate, it is damaging and not required. Houses are currently being built in the Parish at Rowan Close, a planning application for 54 homes at the CLT site at West End has been approved as has an outline plan for 34 homes off Chewells Lane all of which are designated sites in the emerging Local Plan. Allowing this application seriously undermines the Local Plan and the work put into developing it.

This site was considered by Haddenham CLT and has therefore been subjected to much deeper scrutiny than other applications. HCLT deemed the site unsuitable for many of the reasons stated above. The site was not included in the emerging Local Plan; approving an application on it now seriously undermines the work done to identify suitable housing land supply within the Parish.

As a final point, it should be noted that there is a strong local rumour that circa 1935 a significant number of anthrax infected livestock were buried on this land. Although no records exist, it is a commonly accepted fact locally and it is thought to be the reason behind the name of the road changing from "Berry Lane" to "Bury Lane."

19/07/2018 – The Parish Council recommends outright refusal and returns the following comments.

1. The site sits in the open countryside and is contrary to Policy in the East Cambridgeshire Local Plan 2015 and the Submitted Local Plan 2017.
2. The proposal would have a significant detrimental effect upon the residential properties along part of Aldreth Road. Some properties would suffer from reduced natural light.
3. The detrimental visual impact it would have on the views. Additionally the view from and over Hillrow, which is a designated Conservation Area, this historic and valuable views should be preserved.
4. The land is surrounded by ancient hedgerows which sustain wildlife.
5. The proposal would not preserve or enhance the character of the area and would set a precedent for further building along the back of Aldreth Road, spoiling the linear nature of the village.
6. The width and gradient of the road is a concern, especially during bad weather. Additionally access to the site is opposite a driveway, which would cause harm with the increase in traffic.
7. Concerns around the drainage of the land whether the Pond would be a sufficient size for the scale of the development.
8. Infrastructure in the village is of concern.
9. The proposal is outside the development envelope, adequate sites have been put forward for development within Haddenham. This site is not appropriate and is damaging, it will also undermine the Local Plan.
10. The site was considered by Haddenham CLT and has therefore been subjected too much deeper scrutiny than other applications. HCLT deemed the site unsuitable.
11. The site is rumored to be where significant numbers of anthrax infected livestock were buried on this land.

Ward Councillors (Cllr Steve Cheetham) – The Ward Councillor offers a formal objection.

1. The proposed houses would sit outside of the development envelope or Haddenham.
2. The proposed is contrary to Policy ENV1 of the East Cambridgeshire Local Plan 2015.
3. The development would dramatically impact the views.
4. The design would have significantly detrimental impacts on residential amenity.
5. The information for Haddenham in the Submitted Local Plan 2017 should be taken in to consideration.
6. The streetscene in regards to back fill has remained unchanged for centuries.
7. The Haddenham Drainage Board has not been consulted who's responsibility this area is.
8. The issues raised by County Council Highways Authority have not been addressed.
9. The extreme concern around the safety of the drainage pond proposed.
10. The landscape quality from the corner of Bury Lane and Aldreth Road will be irreversibly damaged.

Technical Officer Access – Preferred a path throughout rather than shared surfaces. The footpaths need to be firm, level and slip resistant. Step free access is needed for the dwellings, doors to bathrooms should open out and good general lighting is needed throughout the site.

5.2 **Neighbours** – A site notice was posted and advertisement placed in the Cambridge Evening News. 49 neighbouring properties were notified and 28 the responses received are summarised below. A full copy of the responses are available on the Council's website.

- The development will lead to a loss of open views, changing the character of the ridge position.
- The visual impact of the development will harm the character and setting of Haddenham.
- The site has already been refused planning permission.
- The site access it to narrow, steep and dangerous for traffic.
- Lead to the loss of ancient hedgerows.
- Biodiversity should be protected, including buzzards and muntjac deer.

- The area is subject to flooding and the impact of climate change on flooding in the future is not handled.
- The services are already overwhelmed, including doctor's surgery and schools.
- Anthrax contaminated land.
- Advocates back land development.
- Does not conform to Local Plan and NPPF.
- Increases stress on waste water pump.
- Loss of public footpath.
- Uninspiring house design.
- Pollution, including noise, air and light.
- Effect the setting of the conservation area.
- Development encroaching on countryside and Greenfield site.
- Overbearing and out of scale.
- Loss of privacy for existing dwellings.
- Lack of affordable housing.
- There is archaeological and historical interest.
- Lack of employment growth in Haddenham.
- Incomplete ecology impact assessment report.
- The development would be vulnerable to local crime.
- Outside the development envelope.
- Height of the dwellings are introducing a suburban skyline.
- Highways deemed Bury Road junction unsuitable.
- Increase fly tipping.
- Impact trees.
- Maintenance of greenspace.
- Increase traffic and congestion on Aldreth Road.
- Suitable drainage basin.
- Need to reduce travel by road.
- Visual impact report is inaccurate.
- Lack of parking on the plans, it would increase on road parking.

6.0 **The Planning Policy Context**

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 1	Housing mix
HOU 2	Housing density
HOU 3	Affordable housing provision
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk

- ENV 9 Pollution
- ENV 11 Conservation Areas
- ENV 14 Sites of archaeological interest
- COM 7 Transport impact
- COM 8 Parking provision

6.2 Supplementary Planning Documents

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

6.3 National Planning Policy Framework 2018

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

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
- LP16 Infrastructure to Support Growth
- LP22 Achieving Design Excellence
- LP23 Water Efficiency
- LP30 Conserving and Enhancing Biodiversity and Geodiversity
- LP25 Managing Water Resources and Flood Risk
- LP26 Pollution and Land Contamination
- LP27 Conserving and Enhancing Heritage Assets
- LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
- LP17 Creating a Sustainable, Efficient and Resilient Transport Network

6.5 Planning Practice Guidance

7.0 **PLANNING COMMENTS**

7.1 The main issues to consider in determining this application are:

- The principle of development

- Visual impact
- Housing mix and affordable housing
- Layout and public open space
- Residential amenity
- Access and highway safety
- Flood risk and drainage
- Trees, ecology, and archaeology

7.2 Principle of Development

- 7.2.1 At the heart of the National Planning Policy Framework 2018 is a presumption in favour of sustainable development. It specifically states at paragraph 11, that local planning authorities should normally approve planning applications for new development that accord with an up-to-date development plan or, where there are no relevant development plan policies, or the policies most important for determining the application are out of date, granting permission unless: specific protections apply; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.
- 7.2.2 At the present time the policies most important for determining this application are out-of-date as the planning authority cannot demonstrate a five year supply of deliverable housing sites, as set out in paragraph 73 of the Framework. Therefore this application must be determined in accordance with the above paragraph.
- 7.2.3 The adopted Local Plan aspires to deliver managed and sustainable growth over the plan period to 2036. For the rural areas the Local Plan seeks to deliver new housing in appropriate locations to meet local needs. In doing so, the Plan identifies those rural settlements where some new development within defined settlements will in principle be appropriate. These settlements are the subject of Vision Statements which set out the growth aspirations for each one.
- 7.2.4 Policy GROWTH2 requires that development be permitted only within defined development boundaries and restricted within the countryside to dwellings with certain exceptions. This site lies outside of the defined settlement boundary of Haddenham although it does adjoin the settlement boundary along the length of its eastern boundary and along part of the northern boundary. Haddenham is identified within the East Cambridgeshire Local Plan 2015 as being a large village with a reasonable level of services, including a post office, several shops, a library, primary school, two public houses, a village hall, sports and social club and a doctor's surgery.
- 7.2.5 Given the site's proximity to the established settlement boundary, the level of goods and services on offer in Haddenham and its designation as a large village in the settlement hierarchy, it is considered that the site is in a sustainable location. In accordance with the NPPF planning permission should therefore be granted unless any adverse effects of so doing, would significantly and demonstrably outweigh the benefits of the development. The other material planning considerations will be assessed in turn in the remainder of this report.

7.2.6 This provision of 24 dwellings would add to the District's housing stock and make a significant contribution towards the shortfall in housing supply with the provision of any additional dwellings attracting significant weight in the planning balance. The scheme will also include the provision of 30% affordable housing, which should also be given significant weight. A further benefit of this development would also be the economic benefits of construction and additional population to support local businesses. As the residential development of this site is considered to be sustainable the proposal should only be refused planning permission if it can be demonstrated that there is significant and demonstrable harm as a result of this development.

7.3 Visual impact

7.3.1 In light of the above, this development proposal must be assessed in terms of any significant and demonstrable harm to the character and appearance of the area both in terms of the impact on the village setting itself and the wider countryside.

7.3.2 The application includes a landscape and visual impact assessment and provides for a fairly low density development (18dph or 3.4 dp acre), with the dwellings sited to the eastern end of the site and the open space and Suds system to the western end. The built up area amounts to 1.31 ha (3.2 acres) of the site and the open space and Suds area amounts to 1.48 ha (3.6 acres) of the site, providing for a low density development which would respect the edge of settlement location. This has the effect of keeping built form close to the existing residential development to the east and north of the site and keeping the western end open in an effort to complement the open countryside surrounding this end of the site. The application has also had regard to the slope of the site with floor levels which reflect the slope and by siting single storey dwellings at the highest part of the site to the east with the two storey dwellings at the back of the site where they are less visible. The dwellings have been sited broadly in line with the existing built form at Number 1 Bury Lane, which is also in line with the extent of the existing settlement boundary line.

7.3.3 The site is open, used for keeping horses and is well defined by mature hedging with some trees. Views of the proposed dwellings will be possible from Bury Lane and the dwellings will be visible along this site frontage in particular where the new access point will require removal of a section of hedgerow. However the scheme proposes single storey properties at the immediate site entrance and along the access road into the site. The two dwellings along the Bury Lane frontage are also single storey and well set back at a distance of 14 and 22 metres which will reduce their prominence within the streetscene and would reduce the visual impact of the scheme when viewed from the higher vantage point at the top of Bury Lane and Aldreth Road. Whilst the houses will be visible they would also be seen within the context of the existing houses fronting Aldreth Road but also as a continuation of the development within Bury Lane, as the built form projects no further into the open countryside and would certainly not amount to an isolated form of urban sprawl into the countryside.

7.3.4 The previous application which was refused, provided for two storey dwellings near the site frontage, which would have been prominent from the access to, and from

the public footpath 110/8 which runs in a north easterly direction towards the village. A hedge exists in this location but the dwellings would have appeared as an urbanising and intrusive feature and the development was considered to be visually intrusive when viewed from Bury Lane and Aldreth Road.

- 7.3.5 However it is now considered that the amendments to the scheme have alleviated previous concerns, such that, although the character of the field will change and some harm to the rural character of the area will occur, this is now at a level which is not considered to outweigh the benefits of providing much needed additional market and affordable housing. It is considered that the level of harm to the character of the area from one viewpoint, at the top of Bury Lane, is not significant such that refusal of planning permission would be justified.
- 7.3.6 With the retention of boundary hedging, including much of the front boundary hedge, and the additional strategic planting proposed, the Landscape and Visual Impact Assessment, demonstrates that the visual impact of the development will also be mitigated. Over time, the dwellings will be viewed through new planting areas, such that the proposal would result in no more than a slight adverse impact, on users of this short section of Aldreth Road, when the proposed landscaping matures.
- 7.3.7 In addition, it is considered that the development in depth on this site would be in keeping with the built form projection of Bury Lane. Whilst the site currently makes a valuable contribution to the wider countryside, the retention and enhancement of existing landscape features means that views of the new development will be limited and restricted such that they will not be visually prominent and intrusive in this rural location.
- 7.3.8 Whilst the new dwellings will change the open character of the site, given the limited views of the development, the mitigation proposed, and the attention to scale and layout, it is considered that the development would not cause significant and demonstrable harm to this edge of settlement location, and complies with Policy ENV 1. Policy ENV1 specifies that development should be informed by, be sympathetic to and respect the capacity of the distinctive character areas defined in the Cambridgeshire Landscape Guidelines. Positive and complimentary relationships are sought so that it will protect, conserve and where possible enhance amongst other matters the settlement edge, space between settlements and their wider landscape setting, key views into and out of settlements, the unspoilt nature and tranquillity of the area and public amenity and access. These principles are also carried forward in Policy LP 28 of the Submitted Local Plan.
- 7.3.9 Furthermore, it is considered that the designs, scale and layout of the development would give rise to a high quality development which will relate sympathetically to the surrounding area, respect the local vernacular and create a quality new scheme with an area of public open space, in excess of that required by the SPD, which will add to the quality of the residential environment by enhancing the public realm.
- 7.3.10 The amendments made to this scheme are also considered to overcome the previous harm to the Haddenham Conservation Area as dwellings have been re-positioned and proposed as single storey in order to prevent harm to the Conservation Area. There is therefore no conflict with Policy ENV 11 of the Local Plan and LP 27 of the Proposed Submission Local Plan.

7.4 Housing mix and affordable housing

- 7.4.1 The proposal for 24 dwellings provides for 30% affordable housing which equates to 7 dwellings, comprising 4 x 1 bedroom bungalows, 2 x 2 bedroom house and 1 x 3 bedroom house. The mix of sizes is acceptable to the Senior Housing Strategy and Enabling Officer, but not the tenure. The desired tenure will however be secured by way of a S106 legal agreement.
- 7.4.2 The market housing comprises 3 x 2 bed dwellings, 11 x 3 bed dwellings and 3 x 4 bed, 11 of which are single storey. The overall mix and layout is considered acceptable in terms of its impact in the overall context of the vicinity of the site and accordance with Policy HOU 2 and HOU 3 of the Local Plan and Policy LP6 of the Submitted Local Plan.

7.5 Layout and public open space

- 7.5.1 The layout provides for built form to the east of the site and the open space to the west. Dwellings front the highway and the designs provide for a varied and pleasant streetscene making good use of the site contours of the site. The developer has responded to requests to lessen the amount of tandem parking and provide for more visitors spaces in appropriate locations within the layout. The applicant has also amended the layout to re-position the pond and play area to provide for a more accessible and pleasing environment and a high quality design solution.

7.6 Residential amenity

- 7.6.1 Policy ENV2 of the adopted Local Plan and Policy LP 22 of the Proposed Submitted Local Plan seek to protect the residential amenity which would be enjoyed by both future occupiers of the development and occupiers of existing properties close to the site. There are a number of residential properties within close proximity of the site.
- 7.6.2 The change from an undeveloped piece of agricultural land to a residential development will clearly have an impact on the outlook and setting of these properties and they will be likely to experience an increase in activity from the occupants of that development. The development cannot be rejected because of the loss of a view and it is considered that sufficient care has been taken in the siting, scale and orientation of properties to give acceptable relationships with the existing residential properties to the east. Soft landscaping has also been incorporated along that boundary to mitigate any visual impact and the provision of single storey properties will enable some views to be retained. It is therefore considered that there is sufficient space to adequately mitigate any adverse impact with the use of soft landscaping, separation distances and orientation with existing properties and the height of the proposed dwellings, in line with the requirements of the Design Guide.
- 7.6.3 Anglian Water has requested that no dwellings are located within 15 metres of the sewage pumping station as they would be at risk of nuisance. The applicant has submitted amended plans to demonstrate that the dwellings will be outside of the 15

metre cordon sanitaire required. Noise information also satisfactorily demonstrates that neither the existing or proposed foul pumping stations will cause loss of residential amenity.

- 7.6.4 It is also considered that future occupiers of the dwellings on the site will have sufficient garden space and privacy with sufficient separation space between dwellings. The proposal therefore satisfies Policy ENV 2 and LP 22 in this regard and the Design Guide SPD.

7.7 Access and highway safety

- 7.7.1 Access is proposed onto Bury Lane and the County Highway Authority raise no objection but do comment on aspects of the internal road shared surface being below adoptable standards. The Authority have confirmed that the road can satisfactorily accommodate a refuse vehicle. The applicant was asked to provide additional visitors parking spaces in appropriate locations within the development. This have now been satisfactorily achieved with the provision of 17 visitor's spaces and two dwellings per dwelling, in accordance with Policy COM8.

- 7.7.2 The proposal does accord with the requirements of Policies ENV 2 and COM 7 of the Local Plan and Policies LP 22 and LP 17 of the Submitted Local Plan.

7.8 Flood risk and drainage

- 7.8.1 Foul water drainage is proposed to be dealt with by a pumping station on site to the mains sewer in Aldreth Road. Anglian Water has confirmed that there is available capacity for these flows.

- 7.8.2 The applicant has provided a Flood Risk Assessment and drainage strategy with Addendum information, which identify the site as within Flood Zone 1 and which demonstrates that surface water can be dealt with on site by using an attenuation basin and swale arrangement restricting the discharge to 1.9 l/s into an adjacent ditch, equivalent to the greenfield 50% AEP rate. The Lead Local Flood Authority has advised that although the pond is unlikely to contain water permanently if landscaped correctly, it will contain water after/during most rainfall events, but to a maximum depth of 0.5 metres.

- 7.8.3 It is considered that the proposal accords with Policy ENV 8 of the adopted Local Plan and Policy LP 25 of the Submitted Local Plan.

7.9 Trees, ecology and archaeology

- 7.9.1 The ecological impact assessment indicates the site comprises horse pasture and that with the implementation of mitigation measures there will be no adverse impact on protected species or habitats, to include retention of as much of the hedgerows as possible.

- 7.9.2 Enhancement measures are also proposed. The ecology and biodiversity aspects of the proposal are therefore deemed acceptable and biodiversity enhancements can be included within the soft landscaping and open space requirements for the development. Given the above the development is considered to comply with Policy

ENV 7 of the adopted Local Plan and Policy LP 30 of the Submitted Local Plan with the mitigation and enhancement measures proposed.

- 7.9.3 The Historic Environment team are satisfied that the findings of the Archaeological assessment will allow matters to be dealt with by condition requiring an archaeological programme of works.

7.10 Other material matters

- 7.10.1 Open space – Provision has been made in line with the space calculations within the Developer Contributions SPD, to include maintenance costs if deemed necessary. Provision has been made in excess of the required amount so this is accepted.
- 7.10.2 The affordable housing contribution offered in the application is considered acceptable as it provides for 30% with the required tenure split being secured by S106, in accordance with Policy LP6 of the Submitted Local Plan and the Housing Officer has indicated the mix is acceptable to meet housing need.
- 7.10.3 Cambridgeshire County Council Education has requested a contribution towards education provision. This amounts to £27,693 for early years, £368,000 for primary and £374,001 for secondary provision. Given the importance of the education infrastructure which is at capacity it is considered that a contribution should be made commensurate with the requirements of this development and in accordance with Policy GROWTH 3 of the Local Plan and LP 16 of the Submitted Local Plan.
- 7.10.4 In accordance with Policy ENV 4 and draft Policy LP 24 a condition would need to be attached to any planning permission requiring the submission of energy efficiency measures to be incorporated within the development.

7.11 Planning balance

- 7.11.1 The starting point for decision making is to determine planning applications in accordance with the development plan, unless material considerations indicate otherwise. In this case the proposal would be contrary to Policy GROWTH 2 as the site is located outside of the defined settlement boundary and there would be limited visual harm to users of a small stretch of Aldreth Road and of Bury Lane .
- 7.11.2 However the Council is not able to demonstrate a 5 year supply of housing land, relevant policies for the supply of housing are not up to date and therefore the ‘tilted balance’ of Paragraph 11 is engaged. This application therefore needs to be determined with a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrable outweigh the benefits when assessed against the Framework as a whole. The adverse impacts here are restricted to the slight adverse impact on views from Aldreth Road, which could be sensitively mitigated, and to the conflict with Policy GROWTH 2.

- 7.11.3 Against these limited adverse impacts are benefits identified above, which include the provision of 24 homes in a District with a housing shortfall, together with the provision of 7 affordable homes, where likewise there is a significant shortfall of provision, notwithstanding the recent permission for a CLT development within the village. The provision of sorely needed market and affordable housing should be attributed significant weight. There would also be benefits accrued from the provision of a large area of public open space, improvements in biodiversity, the creation of jobs during construction and from the resulting occupiers. These are benefits which also accrue modest weight in favour of the proposal.
- 7.11.4 In applying the 'tilted balance' it is considered that the adverse impacts of the development do not significantly and demonstrably outweigh the benefits of the proposal when considered against the Framework taken as a whole. Accordingly, the Framework, which is an important material consideration, indicates that planning permission should be granted. The submitted Local Plan now under examination does not alter this conclusion as it can only be given limited weight given its stage of preparation.
- 7.11.5 The proposal accords with the development plan and there is no significant demonstrable harm from the proposed development which would weigh against the proposal.

8.0 COSTS

- 8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 8.2 Unreasonable behaviour can be either procedural ie relating to the way a matter has been dealt with or substantive ie relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.
- 8.4 In this case members' attention is particularly drawn to the following points: There is no demonstrable harm to outweigh the benefits of this proposal and there are no objections from statutory consultees.

9.0 APPENDICES

- 9.1 Appendix 1 – draft conditions.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00803/FUM	Barbara Greengrass Room No. 011	Barbara Greengrass Senior Planning Officer
17/01107/FUM	The Grange Ely	01353 665555 barbara.greengrass @eastcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 – 18/0803/FUM Conditions

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

Plan Reference	Version No	Date Received
018 011 002	D	17th August 2018
018 011 003	D	17th August 2018
018 011 004	D	17th August 2018
018 011 005	D	17th August 2018
018 011 006	D	17th August 2018
018 011 010	A	17th August 2018
018 011 011	A	17th August 2018
018 011 012	A	17th August 2018
018 011 013	A	17th August 2018
018 011 014	A	17th August 2018
018 011 015	A	17th August 2018
018 011 020	A	17th August 2018
018 011 030	B	17th August 2018
018 011 031		17th August 2018
816 18 2A 1 OF 2		17th August 2018
816 18 3A 2 OF 2		17th August 2018
619581-MLM-ZZ-XX-DR-C-0111		P02 17th August 2018
Flood Risk Assessment & Drainage Strategy		17th August 2018
Landscape and Visual Impact Assessment		17th August 2018
Acoustic Assessment		22nd August 2018
Archaeological Report		12th June 2018
816.18.2		12th June 2018
816.18.3		12th June 2018
Arboricultural Impact Assessment		12th June 2018
Drainage Report		12th June 2018
Planning Statement		12th June 2018
Sustainability Statement		12th June 2018
Utilities Statement		12th June 2018
Transport Assessment		12th June 2018
Environmental Statement		12th June 2018
6753-D-AIA		12th June 2018
018-011-001	P1	12th 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 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.

- 3 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.
- 4 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 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 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.
- 5 Prior to the commencement of any development, the remediation scheme approved in Condition 4 above shall be implemented in accordance with the agreed timetable of works and to the agreed specification. The Local Planning Authority must be given two weeks written notification of commencement of any remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

- 5 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.
- 6 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.
- 6 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.
- 7 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 08:00 to 18:00 each day Monday-Friday, 08:00 to 13:00 Saturdays and none on Sundays, Bank or Public Holidays.
- 7 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.
- 8 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.
- 8 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.
- 9 No above ground construction shall take place on site until details of the roof and wall 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.

- 9 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.
- 10 Prior to the first occupation of any dwelling the internal estate roads required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the approved plans.
- 10 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.
- 11 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.
- 11 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.
- 12 No above ground construction shall take place until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).
- 12 Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.
- 13 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.
- 13 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015 and LP27 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.
- 14 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.

- 14 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.
- 15 No above ground construction shall take place until full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: railings, hard surface materials etc. 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 a programme agreed with the Local Planning Authority.
- 15 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.
- 16 Prior to any occupation of the development, a scheme for the maintenance of the soft landscaping for a minimum period of 5 years from last occupation, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:
 - i) methods for the proposed maintenance regime;
 - ii) detailed schedule;
 - iii) details of who will be responsible for the continuing implementation
 - iv) details of any phasing arrangements
- 16 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Submitted Local Plan 2017.
- 17 The boundary treatments hereby permitted shall be constructed in accordance with the details specified on drawing numbers 816.18.2A and 816.18.3A dated 17 August 2018. The boundary treatments shall be in situ and completed prior to the first occupation of the dwelling they relate to and for the open space, before its first use. All works shall be carried out in accordance with the approved details and retained thereafter
- 17 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.
- 18 The tree protection measures as shown on 6753-D-AIA 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

- 18 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.
- 19 Except as detailed on the approved plans, no trees shall be pruned or removed/felled and no hedges shall be removed without the prior written approval of the Local Planning Authority
- 19 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.
- 20 Prior to the commencement of development, 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.
- 20 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and LP23 and LP24 of the Submitted Local Plan 2017. This condition is pre-commencement as some of the measures may be below ground level.
- 21 No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.
- 21 Reason: To ensure the appropriate infrastructure is in place to ensure adequate public safety in accordance with Policies Growth 3 and ENV 2 of the East Cambridgeshire Local Plan 2015 and Policy LP16 of the submitted Local Plan. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted
- 22 The development shall be carried out in accordance with the recommendations and improvements contained within Section 8 of the Ecological Impact Assessment dated April 2016.
- 22 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.
- 23 Prior to the occupation of each dwelling, space shall be laid out for car parking in association with that dwelling. This area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 23 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.

- 24 Prior to occupation of any dwelling, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 24 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.
- 25 No development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Drainage Strategy prepared by MLM Group (ref: 619581-MLM-ZZ-XX-RP-C-0001 revision 04) dated 11th September 2018 and shall also include: a) Detailed drawings of the entire proposed surface water drainage system (including the swale). These details shall include all levels, gradients, dimensions and pipe reference numbers; b) Full details of the proposed attenuation and flow control measures; c) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; d) Full details of the maintenance/adoption of the surface water drainage system including details of the party/parties responsible for the long term management and maintenance of every element of the proposed drainage system.

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

- 25 Reason: To prevent the increased risk of flooding and to protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.