

**MAIN CASE**

**Reference No:** 15/01325/FUM

**Proposal:** Proposed development of 14 affordable semi-detached houses (10 x 2-bed and 4 x 3-bed) including improvements to New Road

**Site Address:** Land To Rear Of 1 To 7 Sutton Road Witchford  
Cambridgeshire

**Applicant:** A J Lee Developments Ltd

**Case Officer:** Jon Pavey-Smith, Planning Officer

**Parish:** Witchford

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

**Date Received:** 29 October 2015      **Expiry Date:** 28<sup>th</sup> of January

**[Q255]**

1.0 **RECOMMENDATION**

1.1 Members are requested that **Approval** be Delegated to the Planning Manager, subject to the successful completion of an s106 agreement in relation to affordable housing provision, and subject to the recommended conditions below. The conditions can be read in full on the attached Appendix 1:

1. Approved plans
2. Time limit
3. Materials
4. Contamination
5. Reporting unexpected contamination
6. Archaeological investigation
7. Times of construction and deliveries during construction phase
8. Driveway drainage
9. Traffic management plan
10. Soft landscaping scheme
11. Soft landscaping maintenance scheme
12. Hard landscaping scheme
13. Boundary treatments

- 14. SUDS condition
- 15. Highway permission condition
- 16. Lightening condition
- 17. Visibility Splays
- 18. Archaeological condition
- 19. Public right of way condition
- 20. Biodiversity improvements
- 21. Sustainable Development

## 2.0 SUMMARY OF APPLICATION

- 2.1 This full application seeks permission for the construction of 14 affordable dwellings situated within a cul-de-sac, consisting of 10 x two bed houses and 4 x three bed houses. The access to the cul-de-sac will be from Sutton Road along the existing agricultural access track used as a public byway. The existing road would be widened and constructed to an adoptable standard to enable access to the site, alongside associated external works. There will also be a footpath connecting the development to Sutton Road
- 2.2 The four dwellings to the front of the site would face onto the byway. The parking for these four properties is situated to the rear along the access road. The remainder of the dwellings are arranged around and fronting onto the new access road, with plots 7/8/9/10 acting as the focal end to the proposed new access. All dwellings would have 2 parking spaces.
- 2.3 The proposed dwellings are two storey of modern design. The dwellings would be set back from the road, with small garden areas to the front. The two storey dwellings would have a maximum ridge height of 8.0 metres. The applicant has advised that the dwellings would be constructed using a mix of buff brick and render walls, with concrete tiles for the roofing.
- 2.4 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.5 The application has been called to planning Committee by Councillor Steve Cheetham

## 3.0 PLANNING HISTORY

- 3.1 No Relevant Planning History

## 4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site comprises undeveloped farmland to the south of Sutton Road. The site is bordered to the north by dwellings on Sutton Road and by a track along the eastern end of the site.

4.2 The site is relatively flat and is located on the southern edge of Witchford, on land outside of the settlement boundary.

## 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.

**Parish** – The Parish Council objects to this development as a whole. The Parish Council made the following additional comments: that the gable end of the house No14 on the development may be too close to the neighbouring property No1 Sutton Road, and that the impact of the development of this site on drainage and potential flooding of neighbouring properties should be properly assessed and taken into account.

Please note that Witchford Parish Council has maintained its objection to this scheme as a whole throughout, on the basis that it is located too far from the village centre.

**Cambridgeshire Archaeology** – The site lies in an area of archaeological potential, located to the south of the historic core of Newmarket and to the north is evidence of Prehistoric and Roman occupation. Ring ditches are present to the west and east with evidence of Saxon occupation to the south. In view of the archeological character of the area it is thought that archaeological remains may be present within the bounds of the application site. Would recommend that the archaeological standard condition is added to any permission that the Planning Authority issues.

**Local Highways Authority** - Initially the Highways Authority objected to the scheme on the grounds of the application not being supported by sufficient information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway or highway safety. Following additional information in the form of a more detailed road plan the highway authority has no objections to the principal of this application; however this is subject to planning conditions and informatives.

It should be noted at this stage that any indicatives boundaries shown or disputes or claims over land ownership and rights thereof is outside of the remit of this planning application response. This application has been reviewed and determined on the information submitted relating to the safe and effective movement and passage of the general public and road safety alone.

**Senior Definitive Map Officer** - Thank you for consulting us on the planning application above. Please note Public Byway No. 7 Witchford runs along the eastern boundary of the application site. To view the location of the Byway please view our interactive mapping online which can found at <http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>.

**Environmental Health - (Scientific Officer)** – As the application is for sensitive end use (residential) I recommended that contaminated land conditions 1 and 4 are attached to any grant of consent.

**Environmental Health (Technical Officer)** – Due to the proximity of current residents to the site it is advised that construction times and deliveries during the construction phase are restricted to:

08:00 – 18:00 each day Monday to Friday

08:00 – 13:00 on Saturdays and none on Sundays or Bank Holidays

**Waste Strategy (ECDC)** - East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day. This is especially relevant for units on private driveways.

ECDC as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles. This contribution is currently set at £43 per property.

**Housing Section** – The mix of property types which has been proposed is appropriate and does meet housing need as evidenced by the Cambridgeshire Strategic Housing Market Assessment and the East Cambridgeshire housing register. The planning application indicates that all homes will be available for rented tenure which is acceptable and does meet housing need. There are currently 26 applicants on East Cambridgeshire housing register who have a connection to Witchford and a preference to live there.

I would expect the affordable housing to transfer to a provider of social housing approved by the Council, either a Private Registered Provider or an alternative affordable housing provider.

Further to the email dated 14<sup>th</sup> April from the Senior Housing Strategy and Enabling Officer, it can be confirmed that the proposed mix of affordable housing on this site (10 x 2 bedroom houses and 4 x 3 bedroom houses) does meet the needs of applicants on the East Cambs housing register who have a local connection to Witchford.

**CCC Growth & Development** - Initially the Drainage Team objected to the scheme on the grounds of:

-The applicant has not demonstrated that the peak discharge rate for all events up to and including the 1 in 100 chance in any year critical storm event, including an appropriate allowance for climate change, will not exceed that of the existing site. This may increase the flood risk on site and in surrounding areas.

-The applicant has not demonstrated that the storage volume required to attenuate surface water run-off from the critical 1 in 100 chance in any year storm event, with an appropriate allowance for climate change, can be provided on site.

Following a meeting with the County Council the applicant has provided updated information and the County Council is now satisfied with the proposed surface water drainage system. It is recommended that to ensure the proposed surface water

drainage. It is recommended that to ensure the proposed surface water drainage system is satisfactory conditions to be recommended.

**Ward Councillors** – Cllr Stuart Smith and Cllr Steve Cheetham wish to add support to the objections of the Parish Council:

- The visibility splays at the junction of Main Street at the proposed vehicular access to the development on New Road Byway No7.
- The development is too far from the centre of the village. S55 of the National Planning Policy Framework states 'housing should be located where it will enhance or maintain the vitality of rural communities, the location of this development does not comply.
- The owner of a neighbouring property has raised concerns with the proposed development about possible damage to their property.
- The positioning of the new dwellings would create a cramped form of development that would be at odds with the general form and character of local development, consequently upsetting the existing settlement pattern. Furthermore, the proposal would not provide the neighbouring properties with a high quality environment, but would result in backland development with all its associated problems relating to noise, disturbance, loss of privacy and lack of amenity. The proposal therefore fails to comply with policy ENV2 of the East Cambridgeshire Local Plan 2015, the design Guide SPD 2012 and the National Planning Policy Framework.

5.2 Neighbours – 24 neighbouring properties were notified, site notice posted and an advert in the Cambridge Evening News. 36 responses received are summarised below. Full copies of the responses are available on the Council's website.

#### Access

- The new road is a dangerous access with limited visibility splays.
- There are ongoing safety issues around speeding cars in this part of the village and to introduce additional traffic entering and leaving New Road will only compound the problem.
- Additionally there is on – street parking on this section of Main Street and Sutton Road for both residents, and visitors who walk their dogs along New Road as well as a bus stop directly opposite the junction which will only add to the potential for accidents.

#### Design / Streetscene

- Materials proposed not in keeping with the existing dwellings.
- Out of context with surrounding properties with large dwellings and gardens.
- Will affect the outlook of the location.

#### Density

- The site is not suitable for this scale of development, layout and density out of keeping.

- A smaller scheme would be more appropriate.

Utilities and Infrastructure

- Pressure on infrastructure.
- Developer has not listened to local concerns.
- School oversubscribed.

Residential Amenity

- Loss of light to the garden of No. 1 Sutton Road

General comments

- Adverse valuations to homes.
- Already affordable housing at Field End site
- The information submitted is too vague
- Poor Drainage
- Rural way of life will be lost.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
HOU 1	Housing mix
HOU 2	Housing density
HOU 4	Affordable housing exception sites
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision
ENV8	Flood Risk

6.2 Supplementary Planning Documents

Design Guide  
Developer Contributions and Planning Obligations

6.3 National Planning Policy Framework 2012

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 11 Conserving and enhancing the natural environment
- 10 Meeting the challenge of climate change, flooding and coastal change.

## 7.0 PLANNING COMMENTS

The main issues to consider in the determination of this application are:

- The principle of development
- Visual impact
- Residential amenity
- Design
- Access and highway safety
- Drainage and flood risk

### 7.1 **Principle of Development**

7.2 The local planning authority is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, Local planning Policy GROWTH2 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.

7.3 Policy GROWTH2 of the East Cambridgeshire Local Plan 2016 strictly controls development outside development envelopes. However certain exceptions are allowed under Policy GROWTH2, one of which is affordable housing schemes which are compliant with Policy HOU4.

Policy HOU4 states that schemes may be permitted on sites outside settlement boundaries where:

-There is an identified local need which cannot be met on available sites within the development envelope (including allocation sites), or sites which are part of community-led development.

-The site is well related to a village which offers a range of services and facilities, and there is good accessibility by foot/cycle to those facilities.

-No significant harm would be caused to the character or setting of the settlement and the surrounding countryside.

-The scale of the scheme is appropriate to the location and to the level of identified local affordable housing need.

-The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need; and

-The affordable housing provided is made available to people in local housing need at an affordable cost for the life of the property.

Addressing these criteria in turn Witchford has no housing allocations in the Local Plan. The Housing Officer states that there is an identifiable affordable housing need but there is little opportunity for this need to be addressed on schemes within

the development envelope in the near future. Only one other site in Witchford currently has planning consent for affordable housing (38 units) and that scheme has no local connection linked to its affordable housing and is currently only at outline stage. The Housing officer is therefore of the opinion that this site will make a significant contribution to meeting current local housing need. The mix of sizes of two-bed to three-bed dwellings is appropriate in addressing the identified need evidenced by the housing waiting lists. A S106 agreement is proposed to ensure the properties are affordable in perpetuity, and secure the nomination rights and tenure. It is accepted that there is an identified local need which cannot be met within the development envelope. In addition, the scale of the scheme is appropriate to the location and to the level of affordable housing need and incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need and will be made available to local people in housing need at an affordable cost for the lifetime of the property. This will be secured by way of a S106 legal agreement.

In terms of criteria 2 a number of comments have been made in respect of the site being well related to the village. The site adjoins the edge of the settlement boundary of Witchford and will be served by a new footpath link to Sutton Road. Sutton Road itself is served by a footpath which links to the centre of the village and has a good range of services and facilities. In addition, a bus stop is located on Sutton Road at the end of the new road junction serving the site.

### **Visual impact**

In terms of the impact on the character of Witchford, whilst glimpses of agricultural fenland can be afforded through the gaps between dwellings on Sutton Road, it is considered that the proposal will not interfere significantly with these views and the number of 14 dwellings would not adversely affect the character of the settlement.

- 7.4 In terms of the impact on the character of the village of Witchford and the surroundings countryside, the site immediately adjoins Witchford development envelope along its northern boundary. At present the application site is an agricultural field, which is undeveloped flat and open land, with existing hedging and fences defining the boundaries. However, the site is surrounded by built form with dwellings to the north and a farm to the south. There are other properties within Witchford which project to the south of the main street, in line with this development. The proposed dwellings are therefore deemed not to be detached from the built form of the settlement of Witchford by open countryside.
- 7.5 It is considered that due to the existing use of the site and its locality, the proposal would not change the overall character and appearance of this area. It is therefore considered that the proposed dwellings would not have an adverse impact on the character and appearance of the area and would comply with policy ENV1 of the Local Plan 2015.
- 7.5.1 The benefits of this application are considered to be: the provision of up to 14 additional residential dwellings built to modern, sustainable building standards and the positive contribution to the local and wider economy in the short term through construction work and future occupiers of the dwellings.



7.5.2 All other local plan policies and relevant material considerations remain relevant and form part of the planning balance for this application.

## **7.6 Residential Amenity**

7.7 Policy ENV2 of the Local Plan requires development proposals to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that future occupiers enjoy high standards of amenity.

7.8 The layout indicates that sufficient amenity space, in accordance with the Design Guide SPD, can be provided for the future occupiers of the dwellings and that matters such as rear inter-visible windows can be adequately addressed. There is also sufficient separation distance between the proposed dwellings on the northern boundary on Sutton Road.

7.9 The occupiers of No1 Sutton Road, on the northern boundary, have raised concerns regarding the impact of the proposed development on their residential amenity. The occupiers of No1 Sutton Road have raised concerns regarding the fact that unit 14 is only 3m from the rear boundary of the garden of No1 Sutton Road. There is concern that this will create an oppressive impact onto the residential amenity of Sutton Road. There are also concerns from neighbouring properties regarding the windows at first floor level to the rear of the dwellings shown on the eastern boundary residents have advised they will overlook the rear gardens of No1, No1a, No3a, No5 and No7 Sutton Road.

7.10 The rear elevation of No1 Sutton Road is approximately 23 metres from the closest proposed dwelling No14 and the dwelling itself is approximately 3 metres from the site boundary. At this distance of 23m between the properties, it is not considered that the loss of amenity on this dwelling would not be sufficient enough to warrant a reason for refusal. The applicant has made changes to the layout as a result of comments received from the occupiers of the properties on Sutton Road. The amendment increases the space between the dwellings to the rear of Sutton Road increasing the space between the rear elevation and the rear gardens of Sutton Road. The space between the dwellings and the rear garden is 12m. This is considered to comply with our Design Guide SPD and at this time the refusal of the application on the basis of its impact on the occupiers of No1, No1a, No3, No5 and No7 Sutton Road would not be warranted.

7.11 A condition restricting the works hours during the construction period to 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturdays, and at no time on Sundays and Bank Holidays has been recommended by Environmental Health.

7.12 The loss of a view does not constitute a material planning consideration and would not therefore justify the refusal of an application.

7.13 On balance it is considered that this application adequately addresses residential amenity and it therefore accords with Policy ENV2 of the Local Plan.

## **7.14 Design**

7.15 Local Plan Policy ENV2 seeks to ensure good and appropriate design, in scale with the surrounding properties and with no detriment to the streetscene.

7.16 The design of the proposed dwellings does not replicate the design of the dwellings found within in the vicinity; however, it is considered to compliment and all development should replicate exactly what is found in the vicinity. It is considered that a modern design approach should be supported in this location as it is important to ensure that not all new developments replicate previous designs. While the applicant has advised that a mixture of buff brick, render, cedar boarding and artificial slate roofing would be used for the external surfaces of the dwellings, no specific details of the materials have been submitted and therefore a condition requiring samples of the proposed materials is recommended to ensure that appropriate materials would sit alongside and complement the existing materials found within the locality.

### **7.17 Historic Environment**

7.18 The site is not located within a conservation area and there are no listed buildings located in the site or within close proximity.

7.19 Cambridgeshire County Council Archaeology Officers have advised that their records indicate that the site lies in an area of archaeological potential. The application area is located to the south of the historic core of Newmarket. To the north of the site there is evidence of Prehistoric and Roman Occupation. Ring ditches are present to the west and east with evidence of Saxon occupation to the south of the site. In view of the archaeological character of the area it is considered that archaeological remains may be present within the bounds of the application site and therefore the Historic Environment Team recommend a condition for the implementation of a programme of archaeological work prior to the commencement of development, which has been included in the recommended conditions.

### **7.20 Access and Highway Safety**

Initially the Highways authority objected to the scheme on the grounds of the application not being supported by sufficient information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway or highway safety. Following additional information in the form of a more detailed road plan showing the width of the road the width of the footpath and the length of the road that will be adopted the highway authority has no objections to the principal of this application; however this is subject to planning conditions and informatives.

### **7.21 Ecology**

7.22 There were no significant landscape features of habitat at the time of the site visit. It is unlikely that development of the site will have a detrimental impact on the biodiversity of the area. However, it is considered prudent to add a condition to secure biodiversity improvements.

### **7.23 Flood Risk and Drainage**

- 7.24 The site is located within flood zone 1 and is therefore at low risk of flooding. The proposed development is less than 1 hectare and located within Flood Zone 1, therefore the proposal is assessed in line with cell F5 of the Environment Agency's Standing Advice. The Standing Advice advises that the main flood risk issue to consider is usually the management of surface water run-off. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives. A condition requesting details of the surface water drainage is therefore recommended.
- 7.25 Initially the Lead Local Flood Authority objected to the scheme on the grounds of the applicant has not demonstrated that the storage volume required to attenuate surface water run-off from the critical 1 in 100 chance in any year storm event, with an appropriate allowance for climate change, can be provided on site.
- 7.26 Following a meeting with the County Council the applicant has provided updated information and the County Council is now satisfied with the proposed surface water drainage system. To ensure the proposed surface water drainage system is satisfactory conditions are recommended to be added.
- 7.27 Other Material Matters**
- 7.28 A number of comments received also raise concerns about the ability of the local infrastructure to cope with new development it is anticipated that the development will add 14 children in total, 7 will be for 0-3 year olds, 5 will be for 4-10 year olds and 2 will be for 11-15 year olds.
- 7.29 The capacity and roll call of the schools within Witchford, Witchford Rackham Pre-School has a capacity of 48 and a roll call as of January 2016 of 31. The Rackham CE Primary School has a Capacity of 315 with a roll call of 311 as of January 2016. Witchford Village College has a Capacity of 900 and a roll call as of January 2016 of 771.
- 7.30 It is therefore considered that the extra school places created will only create an over capacity of 1 child with the age range of 4-10 year olds within Witchford.
- 7.31 It is therefore considered that this development can be achieved with the level of existing and proposed infrastructure in Witchford and the need to add a developer contribution for a single child place would not be deemed reasonable to the developer.
- 7.32 To comply with policy ENV4 the developer should aim to reduce the carbon footprint of the development. Applicants are therefore required to submit and demonstrate how they have considered maximising all aspects of sustainable design. To comply with this policy a condition requesting these details has been recommended.
- 7.33 The devaluation of existing properties and the reduction in tax bands due to the nature of the proposed development and the loss of a view are not a material planning considerations.
- 7.34 Planning Balance**

7.35 The benefits of this development are the contribution it would make in terms of housing supply within the District as a whole as well as the economic benefits of construction and additional population to support local businesses, the provision of affordable housing which meets an identified local need. These benefits attract significant weight in favour of the proposal in the planning balance.

7.36 On balance it is considered that there would be no adverse impacts either in terms of the sustainability of the location, access, flood risk and drainage, residential amenity or visual amenity that would significantly outweigh the benefits of the development. The application is therefore recommended for approval.

## 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 There have been no objections from the Local Highways Authority

## 9.0 APPENDICES

9.1 Appendix 1: Conditions

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<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
15/01325/FUM	Jon Pavey-Smith Room No. 011 The Grange Ely	Jon Pavey-Smith Planning Officer 01353 665555 jon.pavey-smith@eastcambsv.uk

National Planning Policy Framework -  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

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

## APPENDIX 1 - 15/01325/FUM Conditions

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

Plan Reference	Version No	Date Received
EDG/15/03/1		29th October 2015
EDG/15/03/3 FLOOR ELEVATIONS		29th October 2015
EDG/03/4		29th October 2015
EDG/15/03/2B		11th January 2016
FLOOD RISK ASSESSMENT		4th February 2016
1388-FRA-01		4th February 2016
010 REV 2		30th December 2015

- 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 until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. All 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.
- 4 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
  - (i) A survey of the extent, scale and nature of contamination;
  - (ii) An assessment of the potential risks to: human health property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
  - (iii) An appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with 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 before any development takes place.

- 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.
- 5 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 in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken 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.
- 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.
- 6 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 approved in writing by the local planning authority.
- 6 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 Construction works on site shall not be undertaken outside of the following hours: 08:00 - 18:00 Monday to Friday; 08:00 - 13:00 on Saturdays; and at no time on Sundays or Bank Holidays.
- Deliveries during the construction phase shall not be undertaken outside of the following hours 09:00 - 14:45 and 15:15 - 18:00 Monday to Friday, 08:00 - 13:00 on Saturdays; and at no time on Sundays or Bank Holidays.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 The proposed private drives shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

- 9 No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
  - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).
  - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on the street.
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway).
  - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
  
- 9 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 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.
  
- 10 No above ground construction shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. 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.
  
- 10 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
  
- 11 Within 3 months of the first occupation of the development a scheme for the maintenance of the soft landscaping for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the methods for the proposed maintenance regime, a detailed schedule, and details of who will be responsible for its continuing implementation. The soft landscaping shall be maintained in accordance with the agreed scheme.
  
- 11 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
  
- 12 No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: car park layouts/hard surfacing materials/street furniture. 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.
  
- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
  
- 13 No development shall take place until details of the design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the



occupation of the dwellings. Development shall be carried out in accordance with the approved details.

- 13 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 14 Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.
- 14 Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.
- 15 No demolition or construction works shall commence on site until all and any permission that are required from the Cambridgeshire County Council Highways Authority, Rights of Way and the Asset Management teams have been agreed in writing with the Planning Authority.
- 15 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 16 The developer shall install street lighting within Byway 7 in accordance the Highway Authority requirements.
- 16 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 17 No demolition or construction works shall commence on site until visibility splays of 2.4m x 43m have been provided for this development. No planting, hedges, fences or a like shall be placed within these areas and shall remain free from obstruction at all times.
- 17 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 18 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 approved in writing by the local planning authority.
- 18 To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-

commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and any works undertaken prior to this work being carried out could result in damage being caused to any underground archaeological remains on site.

- 19 If the surface of the Byway, outside the scope of the improvement works is damaged as a result of the development works then the applicant will be required to repair the byway to a standard acceptable to the Highway Authority.
- 19 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 20 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 20 Reason: To protect and enhance species in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
21. 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.
21. Reason: To ensure that the proposal meets with the requirements of sustainability as stated in Policy ENV 4 of the adopted Local Plan. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.