
MAIN CASE

Reference No: 17/01221/OUT

Proposal: Proposed outline consent for 5 new houses and access

Site Address: Land Northeast Of 37 And 38 High Street Chippenham
Cambridgeshire

Applicant: Mrs Angela Reeder

Case Officer: Andrew Phillips, Senior Planning Officer

Parish: Chippenham

Ward: Fordham Villages
Ward Councillor/s: Councillor Joshua Schumann
Councillor Julia Huffer

Date Received: 7 July 2017 **Expiry Date:** 11 October 2017
[S125]

1.0 **RECOMMENDATION**

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

- 1 Approved Plans
- 2 Outline Application
- 3 Time Limit - OUT/OUM/RMA/RMM
- 4 Sustainable development -General Outline
- 5 Biodiversity Improvements
- 6 Site Characterisation
- 7 Reporting of unexpected contamination
- 8 Construction Times
- 9 Archaeological Investigation
- 10 Arboricultural Impact Assessment
- 11 Surface/Foul Water

2.0 **SUMMARY OF APPLICATION**

2.1 The proposal seeks outline permission for five dwellings with all matters reserved. An indicative layout has been submitted to show it is possible to fit five dwellings (4 two storey, 1 single storey) on the site, but as all matters are reserved this plan is not for determination, and is only an indicative layout.

- 2.2 The application has been amended to increase the redline so that it connects on to High Street (public highway).
- 2.3 This application has been referred to Planning Committee by the Planning Manager, as it is considered the determination would benefit from a democratic decision.
- 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.**

3.0 PLANNING HISTORY

3.1 Adjacent to the site:

17/01257/FUL	Proposed 2 No. Dwellings, Access, Parking & Associated Site Works.	Pending Consideration	
15/00916/FUL	Construction of single, detached, four bed two storey dwelling with associated garage and site works	Approved	31.05.2016

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located outside but adjacent to the village framework and Chippenham Conservation Area. It is within a Mineral Safeguarding Area. The site is in an open field surrounded by mature planting.
- 4.2 There is a Public Right of Way that is located on the northern and eastern boundary of the paddock, but is separated from the application site by at least 48 metres.
- 4.3 There is a Listed Building on the opposite side of the road approximately 30m southwest of the likely proposed site entrance. 37 High Street has a contemporary style/materials and is adjacent the likely entrance to the proposal.
- 4.4 Scotland End is a 1990s development located to the southeast of the site.

5.0 RESPONSES FROM CONSULTEES

- 5.1 The full responses are available on the Council's web site. The re-consultation of the application which relates to an amendment to the red line does not end till the 28 September 2017; any new responses will be way of update to members at Planning Committee.

Chippenham Parish Council – (3 August 2017) It objects to the proposal on the grounds of:

- Is outside of the village framework and only infill development is considered to be sustainable.
- Lack of facilities/services within the village.
- Significant concerns over highway safety.
- Would set a precedent for future growth.
- ECDC is believed to have policies to protect equestrian and farmland.
- Harm to the adjacent dwelling's residential amenity.
- Style and positioning of the development is not in keeping with the village or conservation area.

Would like the application called into Planning Committee.

Local Highways Authority – (2 August 2017) Redline boundary does not meet the public highway.

(14 September 2017) States:

“The highways authority has no objections in principal to this application. The proposed crossover access arrangement is only suitable for a maximum number of 5 dwellings.

The visibility splays are in excess of what is required for this speed of road and are entirely within the adopted highway.

The internal layout has not been considered within this response as this is an outline application for access only.

I note from the responses and a site visit that the footway where it crosses the highway, at the access, is in poor condition and there is water ponding at this location. The proposed vehicle access where it crosses the highway will have to be upgraded to CCC vehicle crossover standards, as with all new/intensified vehicle access points. However the ponding issue is an existing issue and not a direct consequence of this application therefore this is outside the remit of this application. However I have recommended below a condition as with all new application that no surface water from this development can enter the adopted highway.”

Requests conditions on road width, water drainage and visibility splays.

Ramblers, Newmarket and District Group – (18 July 2017) The two footpaths run outside and parallel to the north-eastern and north-western boundaries of the overall site, at present paddocks.

Has walked the site and the boundaries of high hedges, so that any objection on grounds of loss of enjoyment would not be justified; the dwellings that are proposed are a significant distance from either path.

The current application might be considered the end of a wedge and probably contrary to the authority's policy.

Environmental Health – (21 July 2017) Requests conditions in regards to potential contamination and construction hours.

(11 September 2017) Change in red line does not affect their previous comments.

Historic Environment Team – (17 July 2017) States that the area is in an area of high potential archaeological potential.

Seeks a pre-commencement condition.

Conservation Officer – (27 July 2017) States that the application affects a site located adjacent to the Chippenham Conservation Area and as such any development should take care to preserve or enhance the character and appearance and not have a detrimental impact.

No details have been provided in regards to the scale or design of the proposed scheme. It is not possible to fully assess the impact on the conservation area. However, should a layout be proposed as shown on the plans they would have serious concerns relating to built form and the relationship with the existing streetscene and character.

Trees Officer – (24 August 2017) Recommends that a topographical tree survey is provided to provide information upon the trees and the root protection areas.

(14 September 2017) States:

“I do not object to this application as it appears the potential impact upon existing trees is not significant although, I have concerns this proposal will have a negative impact upon the landscape character of the area which would be in conflict with guidance within the local plan (ENV1: Landscape and settlement character).

Access to the site will affect the hedgerow and there is some potential to impact neighbouring trees within an inappropriate layout. Also appropriate construction measures are likely be required to ensure neighbouring trees are not damaged by this development. Therefore I require that an Arboricultural Impact Assessment is submitted at the reserved matters stage under condition if the application is to be approved (TR7A).”

Emma Forrest Civil Aviation Authority - No Comments Received

Anglian Water Services Ltd - No Comments Received

National Grid - No Comments Received

Openreach New Sites - No Comments Received

CCC Growth & Development - No Comments Received

Asset Information Definitive Map Team - No Comments Received

Ward Councillors – No Written Comments Received

5.2 Neighbours – 16 neighbouring properties were notified and the responses received are summarised below. A site notice was put up on the 7 September 2017 and a notice put in the press on the same day. A full copy of the responses are available on the Council's website.

2 Scotland End, Chippenham – (28 July 2017) The occupant makes the points that the proposal has a restrictive covenant precluding any development of the property and additional covenants in order to protect water supply pipes and telephone wire cables (as well as the ability to lay additional underground cables).

The above proposal is outside the Chippenham Village Development Envelope and not listed on either two versions of the Draft Plan.

Continues to state they strongly object to this proposal on the grounds of:

- That is speculative development in the interval between planning policies and if approved would set a dangerous precedent for other development.
- Outside of the village framework and not been allocated for development.
- Does not comply with Policy GROWTH2.
- No justification by the developer on how the proposal would enhance the historic environment of Chippenham and should be objected on this point alone.
- Does not equate to the Chippenham village vision in the Adopted Local Plan.
- The Paddock has a restrictive covenant precluding the development.
- Proposal does not benefit from a contaminated land assessment or Design and Access Statement.
- The red line does not meet the edge of the public highway.
- New development should be on brownfield land.
- Loss of equestrian land.
- Harm to biodiversity
- Impact on trees and other vegetation.
- Would damage the rural character of the area.
- Village has no services to support new development.
- Reliance on private vehicles.
- Access would create a highway safety issue.
- Proposal does not meet the requirements of GROWTH2.
- Would affect the setting of buildings.

2 Scotland End, Chippenham – (5 September 2017) Strongly objects on the following grounds:

- Both the block plan and location plan continue to show permanent structure within paddock, which is not there.
- Developer has not included details of the revision in the revised plans.
- Land ownership needs to be investigated.

5 Scotland End, Chippenham – (1 August 2017) Occupant comments that the proposal does not connect to the public highway, there is a lack of detail with the outline consent and that it is understood that there are restrictive covenants on the land.

Objects on the following grounds:

- Outside of village framework.
- Against wishes of village.
- Loss of paddock land.
- Not listed for further development.
- Restrictive covenants on the land.
- Will cause highway safety issues.
- Will damage the conservation area.
- Will not integrate into the village.
- Speculative development.
- Harm to biodiversity.
- Harm the rural character.
- Lack of facilities within the village.
- Loss of privacy to adjacent dwellings.

9 Scotland End, Chippenham – (9 August 2017) The occupant raises concerns in regards to:

- Highway safety.
- Outside of village framework.
- Not part of Chippenham Village Vision.
- Village does not have the amenities to support additional housing.

9 Scotland End, Chippenham – (9 August 2017) A second occupant raises concerns in regards to:

- Highway safety.
- Not in keeping with village vision.
- Will set a precedent.
- Outside of village framework.
- Lack of facilities to support additional growth.
- Unclear on highway boundary.
- Loss of equestrian land.

11 Scotland End, Chippenham – (9 August 2017) Occupant objects to the proposal on the grounds of:

- Highway safety.
- Site is outside of the village framework.
- Sets a precedent for future growth.
- Use of a car will be essential, does not meet requirements of sustainable development.
- Equine land use should be protected.

(10 August 2017) Objects on grounds of:

- Highway safety.
- Outside of village framework.
- Would set a precedent.
- No village infrastructure to support proposed housing.
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15 Scotland End, Chippenham – (6 August 2017) Occupant objects to the proposal on the grounds of:

- Red line does not connect to the public highway.
- Contradicts the Chippenham Village Vision.
- Additional large development already in surrounding villages, which have greater services/facilities.
- Equestrian land is protected.
- Highway safety concerns.
- Impact upon biodiversity.
- Loss of privacy to 37 High Street.
- Local School already over prescribed.

(11 August 2017) Objects on the grounds of:

- Loss of agricultural use.
- Harm to biodiversity.
- Does not accord with village vision.
- Larger nearby villages already have significant developments for housing.
- Does not connect to highway boundary.
- Scotland End would suffer the loss of their rural outlook.
- Highway safety concern.

18 Scotland End, Chippenham – (14 August 2017). Occupant objects to the proposal on the following grounds:

- Loss of green space.
- Harm to the residential amenity of the Old Police House.
- Highway safety.
- Village does not have facilities to support the proposed dwellings.

37 High Street, Chippenham - (15 August 2017) The occupant objects to the proposal on the following grounds:

- The site is restricted to agricultural use only.
- Outside of village framework.
- Highway safety concerns.
- Loss of rural view and biodiversity
- Village does not have the infrastructure to support additional development on
- Impact on greenbelt.

40 High Street, Chippenham – (14 September 2017) Occupant objects to the proposal on the grounds of:

- Loss of protected agricultural land.
- Harm to biodiversity.
- Highway safety.
- Proposed access too narrow for larger vehicles.
- Harm to residential amenity.
- Development is opportunistic.

6.0 The Planning Policy Context

- 6.1 East Cambridgeshire Local Plan 2015
- | | |
|----------|--|
| GROWTH 1 | Levels of housing, employment and retail growth |
| 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 |
| ENV 1 | Landscape and settlement character |
| ENV 4 | Energy efficiency and renewable energy in construction |
| ENV 2 | Design |
| 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 |
| EMP5 | Equine Development |
| EMP6 | Development affecting the horse racing industry |

6.2 Supplementary Planning Documents

Developer Contributions

Design Guide

Contamination

Cambridgeshire Flood and Water

6.3 National Planning Policy Framework 2012

- 4 Promoting sustainable transport
- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 11 Conserving and enhancing the natural environment
- 12 Conserving and enhancing the historic environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

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, all Local Planning policies 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 Chippenham is a small village where easy access to services/facilities is limited., although the village has a church, village hall, public house and farm shop. The creation of five dwellings is a relatively modest proposal for the village and is located immediately adjacent to the village framework with access to the public footpath network. While future residents will likely make the majority of trips by private vehicle, this is an existing situation for any other resident who lives within the adjacent settlement envelope of Chippenham.
- 7.4 The benefits of the proposal are that it would provide five dwellings and would help meet the requirement of the Local Planning Authority to have a continuous five year land supply.
- 7.5 A neighbour comment states that the site is within the Cambridge Green Belt, which is not the case for this site. The site is defined as Greenfield. With this district being mostly Greenfield sites with limited brownfield sites, it would be impractical and unrealistic to rely primarily on brownfield sites to provide housing for the District.
- 7.6 Policy EMP6 seeks to protect the horse racing industry. The land is private paddock and the loss of private paddock land of this size is not considered to have an adverse impact upon the horse racing industry within the district or threaten the long-term viability of the horse racing industry.
- 7.7 With the size of the development it is expected that any approved dwellings would provide renewable energy or energy efficiency measures above the basic standard, in accordance with Policy ENV4 of the Local Plan and this can be secured by condition.
- 7.8 The need to use a vehicle in a district which is mostly rural is not considered to cause significant and demonstrable harm, with the site being adjacent, and closely related, to the village framework. The proposal is, therefore, considered to be acceptable in principle. The other aspects of the development are covered below.
- 7.9 Visual Amenity**
- 7.10 The proposal is all matters reserved so the details submitted by the developer are indicative only, and only the principle is being determined at this stage.
- 7.11 The character of this part of Chippenham has been largely defined by the development of Scotland End that projects significantly northeast wards. This is similar in nature to Tharp Way in Chippenham, located on the eastern access/exit to the village. The character of Chippenham on its northern side is cul-de-sac roads projecting into the countryside.
- 7.12 While the layout of the proposal is reserved, the most likely layout is that of a cul-de-sac. The proposed plot sizes are likely to be of similar size to 37 High Street, which is lower in density to the dwellings found on Scotland End. The form of the proposal is, therefore, considered to be acceptable and in keeping with the character of Chippenham.
- 7.13 The definition of the redline has an unusual shape, it does not project further than the built form of Manor Farm (opposite side of the road) and does not project as

much as Scotland End. Landscaping and the final build form would need to be carefully considered in order to ensure the site assimilates with the remaining paddocks.

- 7.14 The loss of a private view is not a material consideration nor is there any policy/legislation (excluding Areas of Outstanding Natural Beauty) that gives any kind of rights to a rural or 'idyllic' view. The harm to the rural character of the conservation character is considered minor and future landscaping and protection of existing vegetation would help incorporate the proposal into the wider setting.
- 7.15 There is no foreseeable reason as to why a suitable design could not be achieved at reserved matters for five dwellings.

7.16 Historic Environment

- 7.17 The site is adjacent to a conservation area but its impact is considered to be very minimal. This is due to the side and rear boundaries of 37 and 38 High Street providing a strong visual separation between the site and the conservation area.
- 7.18 It is also considered that at reserved matters stage, appearance can be secured which is of a high standard of design and materials in order to enhance the area.
- 7.19 A listed building is located to the Southwest of the site. Policy ENV12 seeks to ensure that proposals will not affect the setting of a Listed Building. Due to the distance of the listed building from the site and the obscure angle, it is considered that the proposal will not impact the listed building or its setting.
- 7.20 The Historic Environment Team have advised that the area is in an area of high archaeological potential. A pre-commencement condition can secure the relevant archaeological work.
- 7.21 The impact on the historic environment is considered to be negligible.

7.22 Residential Amenity

- 7.23 With scale and layout not being agreed at this stage it grants flexibility, if the application is approved, to protect residential amenity at the reserved matters stage, in accordance with Policy ENV2 of the Local Plan and the Design Guide SPD.
- 7.24 37 High Street has one high cill-level kitchen window that faces directly towards the likely location for the access, vehicle movements to and from the proposed development is unlikely to cause detrimental harm to No.37's residential amenity.
- 7.25 With the location of the site it is very unlikely that the dwellings will have any impact upon any other property's residential amenity, due to the size of the site and separation distances which can be achieved.
- 7.26 The requested conditions from Environmental Health regarding construction hours and potential contamination are considered reasonable; as it will protect both existing and future residents.

- 7.27 It is considered that all the plots will be able to be designed with suitable amenity space come a reserved matters application, in accordance with the Design Guide SPD.
- 7.28 There are no concerns in regards to residential amenity that would warrant refusal. It is considered that the proposed application accords with Policy ENV2 and the SPD Design Guide.
- 7.29 Highways and Parking**
- 7.30 The revised comments of the Local Highways Authority who state that they have no objection to the proposal is noted and accepted. The proposed development will, therefore, not have any detrimental impact upon highway safety.
- 7.31 The recommended conditions cannot be added at this stage, as access is not being sought for approval. However, there is no reason as to why a reserved matters application could not provide all the required information required by the Local Highways Authority.
- 7.32 There is plenty of space on site for at least two parking spaces per property and cycle storage could be accommodated in garden sheds or garages depending on final design.
- 7.33 Ecology**
- 7.34 The site was assessed during the site visit as having a minimal biodiversity potential and thus an ecology survey was not requested. The site is currently cleared with minimal evidence of planting, hedgerows, watercourses or ditches. Some species might cross the site or use the site as a food source, but the small scale of the site and its current use as a paddock means the proposal is unlikely to have a harmful net biodiversity impact. In accordance with Policy ENV7 of the Local Plan, biodiversity improvements will be secured by condition to ensure a minimal impact on any established biodiversity on the site as a result of the proposal. These improvements could include but not be limited to hedgehog holes in fences, bird/bat boxes and nectar rich/fruit planting.
- 7.35 Flood Risk and Drainage**
- 7.36 The site is located within Floodzone 1, where residential development should be focused, and therefore the risk of flooding is very low. With a lack of detail on surface and foul water drainage, a condition would be required to ensure that appropriate drainage was brought forward before any occupation. This is required in order to prevent water pollution or localised surface water drainage issues.
- 7.37 Other Material Matters**
- 7.38 Private legal agreements on the land are not a matter for the Local Planning Authority and hold no weight in the determination of this application. It must also be noted that any decision by this Authority does not overrule any current legal

agreement nor does it grant any right to damage/interfere with public utilities. If permission is granted separate consents are likely to be required.

7.39 Planning Balance

7.40 The outline proposal is for a small residential development in a peri-urban setting on the edge of Chippenham. The proposed development site, by virtue of its pedestrian connections with the services and facilities of Chippenham, is deemed to be in a sustainable location, from a National Planning Policy perspective. The proposal will result in five additional dwellings to add to the Council's housing stock and there are associated economic benefits from the construction process and continuing contribution to the local economy by future occupiers. All of the above attract significant weight in favour of the proposal.

7.41 As the proposal is an outline with all matters reserved, the full impact of the scheme cannot be assessed at this stage; however the proposal in principle is not considered to cause significant and demonstrable harm to its edge-of-countryside setting, such that it would outweigh the benefits of the proposal. Although the introduction of five dwellings would, to a certain extent, result in an urbanising and hardening of the edge of settlement landscape it is reiterated that due to the size of the scheme and subject to the appearance and layout, the harm caused to the locality is not significant and demonstrable on the locality. It is likely that at the reserved matters stage, the development can be successfully assimilated into its surroundings through effective use of landscaping and by utilising a high quality of design.

7.42 The proposal is therefore recommended for approval (subject to conditions) as it compliant with the requirements of the National Planning Policy Framework and the relevant Local Plan policies referred to above,

8.0 APPENDICES

8.1 Appendix 1 – Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/01221/OUT	Andrew Phillips Room No. 011 The Grange Ely	Andrew Phillips Senior Planning Officer 01353 665555 andrew.phillips@ea stcambs.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 - 17/01221/OUT Conditions

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

Plan Reference	Version No	Date Received
01.1	A	21st August 2017

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the Access, Appearance, Landscaping, Layout and Scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 Prior to or as part of the first reserved matters application, 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.
- 4 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement as some of the measures may be below ground level.
- 5 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.
- 5 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 6 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.

- 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 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.
- 7 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.
- 8 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 08:00 - 18:00 each day Monday-Friday, 08:00 - 13:00 Saturdays and none on Sundays, Public Holidays or Bank Holidays.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 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.

- 9 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.
- 10 Prior to or with the first reserved matters a detailed Arboricultural Impact Assessment (AIA) shall be submitted to and approved in writing by the Local Planning Authority. The (AIA) shall provide information to show how trees/hedging worthy of retention would be sustainable and justification and mitigation measures for any tree removal proposed. The AIA shall identify areas to be excluded from any form of development, specify protective fences for these exclusion areas and for individually retained trees, life expectancy of trees, recommendation for any remedial work, identify acceptable routes for all mains services in relation to tree root zones, identify acceptable locations for roads, paths, parking and other hard surfaces in relation to tree root zones, suggest location for site compound, office, parking and site access, identify location(s) for replacement planting and show existing and proposed levels. All works shall be carried out in accordance with the agreed AIA.
- 10 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. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 11 No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation of any dwelling.
- 11 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.