
MAIN CASE

Reference No: 17/01518/FUM

Proposal: Residential development of 10 dwellings together with new access from The Paddocks

Site Address: Land To Rear Of The Paddocks Cheveley CB8 9DG

Applicant: Lightdoor Ltd

Case Officer: Julie Barrow, Senior Planning Officer

Parish: Cheveley

Ward: Cheveley
Ward Councillor/s: Councillor Peter Cresswell
Councillor Mathew Shuter

Date Received: 18 August 2017 **Expiry Date:** 17 November 2017
[S135]

1.0 **RECOMMENDATION**

- 1.1 Members are recommended to delegate APPROVAL of the application to the Planning Manager subject to the recommended conditions below and the completion of a S106 Agreement to secure the affordable housing. The conditions can be read in full at Appendix 3.
- 1 Approved plans
 - 2 Time Limit -FUL/FUM/LBC
 - 3 Site Characterisation
 - 4 Reporting of unexpected contamination
 - 5 Materials
 - 6 Permitted development - ext and outbuild
 - 7 Permitted development - Windows
 - 8 Soft landscaping scheme
 - 9 Hard landscaping scheme
 - 10 No pruning/cutting or felling/removal
 - 11 Arboricultural Method Statement
 - 12 Landscape maintenance
 - 13 Boundary Treatments
 - 14 Maintenance of open space/drainage
 - 15 Construction Times
 - 16 Construction Environmental Management Plan
 - 17 Biodiversity Improvements
 - 18 Energy and Sustainability

- 19 Highways Restrictions - Gates
- 20 Detailed Surface Water Drainage Scheme

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks consent for the construction of ten dwellings on land to the east of The Paddocks with access through The Paddocks, a residential development currently under construction and nearing completion.
- 2.2 The proposals consist of 10 new dwellings as follows:
 - 2 x two bedroom bungalows – Shared ownership (affordable dwellings)
 - 2 x three bedroom houses
 - 5 x four bedroom houses
 - 1 x five bedroom house
- 2.3 The proposal is principally the same as that submitted under reference 17/00703/FUM and refused by the Planning Committee on 2 August 2017 for the following reason:

The applicant has failed to demonstrate that the proposed surface water-drainage scheme comprising a series of open ditches/watercourses in the rear gardens of dwellings will provide an adequate solution to surface water drainage on the site. In addition the scheme does not address issues of ownership or maintenance. The proposal is therefore contrary to Policy ENV8 of the East Cambridgeshire Local Plan 2015 and the Cambridgeshire Flood and Water SPD.
- 2.4 The surface water drainage scheme has now been redesigned so that the swales (open ditches/watercourses), are now positioned outside of any private garden areas for the proposed dwellings. The swales are now wholly located within areas of land that will be owned, managed and maintained by the existing management company that has been set up to manage and maintain the areas of communal open space on 'The Paddocks' development.
- 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-in by Cllr Cresswell: *"It falls upon me to 'call in' this application for future determination by the Planning Committee. I do so for the same reasons outlined in the previous 'call in'. There was considerable opposition to the original application by Cheveley Parish Council and local residents for the construction of 10 dwellings on this site. Both Councillor Shuter and I fully support these objections."*

3.0 PLANNING HISTORY

3.1

17/00703/FUM	Residential development of 10 dwellings together with new access from The Paddocks	Refused	02.08.2017
16/01775/FUL	The construction of a 1 in 100 year storm attenuation pond including 30% volume to allow for climate change	Approved	23.03.2017
13/01139/FUM	Erection of fifteen dwellings and creation of new access onto High Street	Approved	03.10.2014

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located outside the established settlement boundary and within the south-eastern part of the village, to the east of the High Street. Access is via a development known as The Paddocks. The site extends to approximately 1.2 hectares and currently forms part of Brook Stud. A public footpath runs parallel to the eastern boundary, alongside a mature hedge and tree belt. The southern boundary is also marked by a line of mature trees. A tree within the site and another beyond the northern boundary are subject to a recent Tree Preservation Order (E/06/17). A recently constructed balancing pond, which serves The Paddocks, lies just outside the north-eastern corner of the site.

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 Council - No Comments received at the time of preparing this report.

Ward Councillors – See above.

Design Out Crime Officers – Having viewed relevant documents I am happy that the proposed layout and design would mitigate against vulnerability to crime and disorder.

Ramblers Association South - If it can be established that the surface water drainage system proposed will prevent footpath 2 becoming flooded, and a condition is imposed requiring the existing tall hedge, separating the site from the footpath, to be retained as a screen, (and maintained), the Ramblers Association can only offer 'no objection', as before. However there are concerns about the possible departure from ECDC policy.

Local Highways Authority – "The highways authority has no objection in principal to this application.

As far as can be determined the proposed internal road layout has not changed from refused planning application 17/01518/FUM, which the highways authority did not object to.”

Historic Environment Team - This application area lies in an archaeologically sensitive area adjacent to a recently excavated Medieval settlement site at land between 199-209 High Street (13/01139/FUM - Historic Environment Record ref ECB4484) and immediately west of an undated cropmarked site of enclosures and boundary ditches overlain by ridge and furrow remains. We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

Cambridgeshire Fire & Rescue – No fire hydrant is required as a hydrant has been requested on an adjacent development (13/01139/FUM) and all properties on the new development will meet the distance requirement.

Lead Local Flood Authority – *“We have reviewed the submitted documents and have the following comments:*

1. We support the use of rainwater harvesting for each dwelling as this provides a sustainable form of water management and can also help reduce the volume of surface water leaving a site. We are also supportive of the use of permeable paving as a method of source control.

2. The submitted Surface Water Drainage Strategy shows that ditches/swales are proposed. Above ground features such as this are generally preferred to conventional pipework as water then becomes a much more visible and tangible part of the built environment which can be enjoyed by everyone. Furthermore, blockages are easier to see and rectify than with a below ground network.

Swales should generally have a longitudinal slope of between 0.5-6% to allow the conveyance of surface water. In the case of this site, a slope of 0.01% has been modelled within the drainage calculations. It is however the case that for very flat sites swales can be included with a gradient of less than 1.5% if designed appropriately (e.g. with appropriate planting).

3. It is unclear what is meant by ‘ditch attenuation tank’ along the western boundary (Surface Water Drainage Strategy Plan (CL-100, P5); however at the detailed design stage it should be confirmed whether a tank or ditch/swale is proposed.”

The Lead Local Flood Authority have also recommended a condition for a detailed scheme to be submitted prior to the development commencing.

Minerals and Waste Development Control Team - No comments received.

Trees Officer - This application is materially similar to the previous application 17/00703/FUM aside from changes to the proposed drainage. Although drainage may have impact upon neighbouring trees, it will be for a drainage specialist to ensure that the drainage scheme does not negatively impact the trees at the site.

Therefore please consider my previous comments regarding this application aside for the Arboricultural report date which is now revised as 30/07/17.

Environmental Health (Technical Officer) – Advise that construction times and deliveries are restricted and that a Construction Environmental Management Plan is agreed with the LPA.

Waste Strategy (ECDC) - No Comments Received

5.2 A site notice was displayed, an advert was placed in the Cambridge Evening News and 56 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

- The school is already a full capacity – this may well put house buyers off
- Increase in traffic on a narrow village road in a village already congested
- Concern about the nearby trees
- Brownfield land should be used rather than the proposed Greenfield site
- Increased development in the area will spoil the beauty and tranquillity of Cheveley as a linear village
- The site is outside the development envelope
- Drainage concerns
- Building work at the Paddocks has already caused mud on roads, damaged footpaths, noise and disruption
- The village does not need any more executive homes but affordable ones for first time buyers and older people
- Surface water is already an issue with the Paddocks and is set to increase with additional development
- The style of houses are not in keeping with the village and three storey homes will impact on privacy of neighbouring properties
- Sewage system already needs upgrading with foul smells emitting from manhole covers and raw sewage rising onto property at the bottom of the village during heavy rainfall
- The current Paddocks development dominates and degrades the character of this part of the village
- The developers and landowner are exploiting the planning system by incrementally applying for 'smaller' developments as they know that larger applications will be refused.
- The proposed drainage system is unattractive and a danger to children and pets. Historically this area of Cheveley has always had drainage problems
- The application contradicts ECDC policy of preserving land specified for the horse racing industry

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
COM 7	Transport impact
COM 8	Parking provision
CHV 2	Housing allocation, land between 199-209 High Street
EMP 6	Development affecting the horse racing industry

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations

Design Guide

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Flood and Water

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

7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of this application are the principle of development, visual amenity, residential amenity, highway safety, drainage and flood risk and ecology and biodiversity.

7.2 Principle of development

7.2.1 As stated above, the proposal has previously been considered by the Planning Committee on 2 August 2017. With the exception of the surface water drainage scheme the proposal remains the same as that previously considered. A copy of the Committee Report written for application 17/00703/FUM is attached at Appendix 1 and a copy of the minutes of the Planning Committee meeting are attached at Appendix 2.

7.2.2 Members are reminded that 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.

- 7.2.3 Policy GROWTH2 requires that development be permitted only within defined development envelopes provided and restricted in terms of dwellings to affordable housing exception schemes and dwellings essential for rural workers. However, dwellings can be considered as an exception provided there is no significant adverse effect on the character and appearance of the area and that other local Plan policies are satisfied.
- 7.2.4 As previously assessed, the site is considered to be in a sustainable location and the addition of ten dwellings (including two affordable dwellings) to the District's housing stock would make a meaningful contribution towards the shortfall in housing land supply and therefore attracts significant weight in the planning balance. The economic and social benefits of the scheme also attract weight in favour of the proposal.
- 7.2.5 The proposal has also been assessed as not having an adverse impact upon the horse racing industry and it does not therefore come into conflict with Policy EMP6.
- 7.3 Visual amenity
- 7.3.1 The site lies beyond the eastern boundary of the existing development known as The Paddocks. An attenuation pond serving the existing development and a landscape buffer lie immediately to the north of the site with the built form of High Street beyond. Land forming part of Brook Stud lies to the south and east of the site and a public right of way runs alongside the eastern boundary. Although Cheveley is primarily a linear village there are examples of development in depth close by and the Planning Committee previously considered that the scale and form of development proposed would not result in significant harm to the visual amenity of the area.
- 7.3.2 The dwellings have been designed to complement the existing development on The Paddocks and subject to the use of similar materials and exterior finishes it is considered that the scheme will have the appearance of a comprehensive development in the landscape. The existing boundary trees and hedgerows are to be retained and the proposal will be subject to a detailed soft landscaping scheme that can be secured by condition.
- 7.4 Residential amenity
- 7.4.1 The layout and design of the proposed dwellings is the same as that previously considered and future residents will enjoy a satisfactory level of amenity. The relocation of the drainage swales will not affect this.
- 7.4.2 The impact of the proposal on the residential amenity of nearby occupiers has also been considered previously and the changes made to the drainage system do not affect this assessment.
- 7.4.3 A number of local residents are concerned that the drainage swales will have an adverse effect on the environment and be a danger of children and wildlife. There is no evidence to support this and refusal of the application on the grounds that the drainage swales will adversely affect amenity could not be justified.

7.5 Highway safety

- 7.5.1 The Local Highway Authority raised no objections to the previous application and matters in relation to highway safety and parking provision are considered to be adequately addressed by this application.

7.6 Drainage and flood risk

- 7.6.1 A revised Flood Risk Assessment and Surface Water Drainage Strategy has been submitted with the application. The document sets out the key features of the drainage strategy, which include rainwater harvesting and the use of permeable paving. Roadside swales and the swale proposed along the northern boundary of the site will allow surface water to drain from the site, through the swales and into an off-site watercourse. Management and maintenance of the private receiving drainage system will be undertaken by a management company set up by the developer.
- 7.6.2 The Lead Local Flood Authority (LLFA) has assessed the changes made to the drainage system and have not raised objections to the proposed drainage scheme. They advise they support the use of rainwater harvesting for each dwelling as it provides a sustainable form of water management and reduces the volume of surface water leaving the site. They also support the use of permeable paving.
- 7.6.3 In terms of the swales to be provided the LLFA note that the longitudinal slope of 0.01% has been modelled in the drainage calculations. While swales should generally have a longitudinal slope of between 0.5-6% to allow the conveyance of surface water; the LLFA note that swales can be included with a gradient of less than 1.5% if designed appropriately (eg with appropriate planting). They also note that it is unclear what a 'ditch attenuation tank' referred to on drawing CL-100 Rev P5 refers to. However at a detailed design stage it can be confirmed as it does not raise objections.
- 7.6.4 It is noted that there are concerns raised by neighbouring occupiers regarding flooding in the local area. However, the LLFA have raised no objections subject to a detailed drainage scheme being secured by condition which is considered to be acceptable. As a result the application is considered to comply with Local Plan policy ENV8 and the Flood and Water SPD.

7.7 Ecology and biodiversity

- 7.7.1 The Trees Officer has examined the changes proposed to the drainage strategy and he has noted that it may have an impact on boundary trees. This view does not however differ from the previous proposal and it is considered that subject to an acceptable Arboricultural Method Statement accompanying the detailed drainage strategy, there is no objection to development proceeding. A planning condition in relation to tree protection can also be imposed.
- 7.7.2 No other matters in relation to ecology and biodiversity have arisen.

7.8 Other matters

- 7.8.1 Matters in relation to the provision of open space and capacity of the village primary school remain the same as the previous application. Matters in relation to contaminated land, restrictions on construction hours and archaeology can be dealt with by way of condition.

7.9 Planning balance

- 7.9.1 As stated above the proposal would provide an additional ten dwellings to add to the Council's housing stock, including the provision of two affordable dwellings. This attracts significant weight in favour of the proposal. The short and long term economic benefits also add weight in favour, albeit limited.
- 7.9.2 The Planning Committee has previously satisfied itself that the proposal would not result in significant and demonstrable harm to the character and appearance of the area. Matters in relation to residential amenity, drainage, highway safety and ecology are acceptable, subject to suitably worded planning conditions. It is therefore considered that there are no significant adverse effects that would outweigh the benefits of the proposal and the application is 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 In this case members' attention is particularly drawn to the following points:
- The previous application 17/00703/FUM was refused by Planning Committee on one ground – drainage and flood risk
 - No objections from the Local Highway Authority and Lead Local Flood Authority

9.0 APPENDICES

- 9.1 Appendix 1 - Committee Report 17/00703/FUM
- 9.2 Appendix 2 - Committee Minutes 2 August 2017

9.3 Appendix 3 - Draft planning conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/01518/FUM	Julie Barrow Room No. 011	Julie Barrow Senior Planning Officer
17/00703/FUM	The Grange Ely	01353 665555 julie.barrow@eastca mbs.gov.uk

National Planning Policy Framework –

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

East Cambridgeshire Local Plan 2015 –

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

APPENDIX 3 – 17/01518/FUM Conditions

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

Plan Reference	Version No	Date Received
PC.753.P100		18th August 2017
PC.753.P102		18th August 2017
PC.753.P103		18th August 2017
PC.753.P104		18th August 2017
PC.753.P105		18th August 2017
PC.753.P106		18th August 2017
PC.753.P107		18th August 2017
PC.753.P108		18th August 2017
TREE SURVEY		30th August 2017
5973-D	B	30th August 2017

- 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 4 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.
- 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 No above ground construction shall take place on site until details of the samples of the materials to be used on the construction of the external surfaces of 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.
- 5 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwellings hereby permitted shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling.
- 6 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, dormer windows, rooflights or openings of any other kind, other than those expressly authorised by this permission shall be constructed at first floor level or above in any elevation of the dwellings hereby permitted.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 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.

- 8 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 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. 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.
- 9 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and 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.
- 10 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
- 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.
- 11 No development shall take place until a detailed Arboricultural Method Statement (AMS) has been submitted and approved in writing by the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.
- 11 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.
- 12 Prior to any occupation of the development, a scheme for the maintenance of the soft and hard 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.

- 12 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the development.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 Prior to the occupation of the first dwelling on the site details of a management scheme for the public open space and surface water drainage system shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall thereafter be fully implemented.
- 14 Reason: To ensure the effective management of the open space and drainage system in terms of function and visual amenity in accordance with Policies ENV1 and ENV8 of the East Cambridgeshire Local Plan 2015.
- 15 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.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 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.
- 16 Reason: To safeguard the residential amenity of neighbouring occupiers, 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.
- 17 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.
- 17 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 18 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.

- 18 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.
- 19 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across the approved vehicle accesses that front the public highway.
- 19 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 20 No development shall commence 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 and Surface Water Drainage Strategy prepared by Rossi Long Consulting (ref: 171108, Rev01) dated August 2017 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- d) Full details of the proposed attenuation and flow control measures
- e) 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;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water;

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

- 20 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.

